

RECORDING REQUESTED BY:

DOC # 793846  
12/08/2011 01:00PM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
LSI Title Agency Inc.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-1211 PG-1419 RPTT: 391.95

WHEN RECORDED MAIL TO:  
BENEFICIAL FINANCIAL I INC SUCCESSOR BY MERGER TO  
BENEFICIAL MORTGAGE CO OF NEVADA  
ATTN: REO DEPT.  
931 CORPORATE CENTER DRIVE  
POMONA, CA 91768

MAIL TAX STATEMENTS TO:  
BENEFICIAL FINANCIAL I INC SUCCESSOR BY MERGER TO  
BENEFICIAL MORTGAGE CO OF NEVADA  
ATTN: REO DEPT.  
931 CORPORATE CENTER DRIVE  
POMONA, CA 91768



Space above this line for recorder's use only

Trustee Sale No. **NV-10-0940-CM** Title Order No. **100175596-NV-GTO** APN **1220-21-810-092**

### TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was .....\$291,447.85
- 3) The amount paid by the grantee at the trustee sale was.....\$100,469.99
- 4) The documentary transfer tax is.....\$391.95
- 5) The city tax is.....\$0.00
- 6) Said property is in GARDNERVILLE

and HOUSEKEY FINANCIAL CORPORATION (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to BENEFICIAL FINANCIAL I INC SUCCESSOR BY MERGER TO BENEFICIAL MORTGAGE CO OF NEVADA (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of DOUGLAS, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A"

Property Address: 629 BLUEROCK RD, GARDNERVILLE, NV 89410

**TRUSTEE STATE THAT:**

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 11/22/2004 and executed by CHRISTOPHER HOWELL AND JOYCE E. HOWELL, HUSBAND AND WIFE, AS JOINT TENANTS, as Trustor, and Recorded on 11/24/2004, as Instrument No. 0630336, Book 1104, Page 12153 of official records of DOUGLAS County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

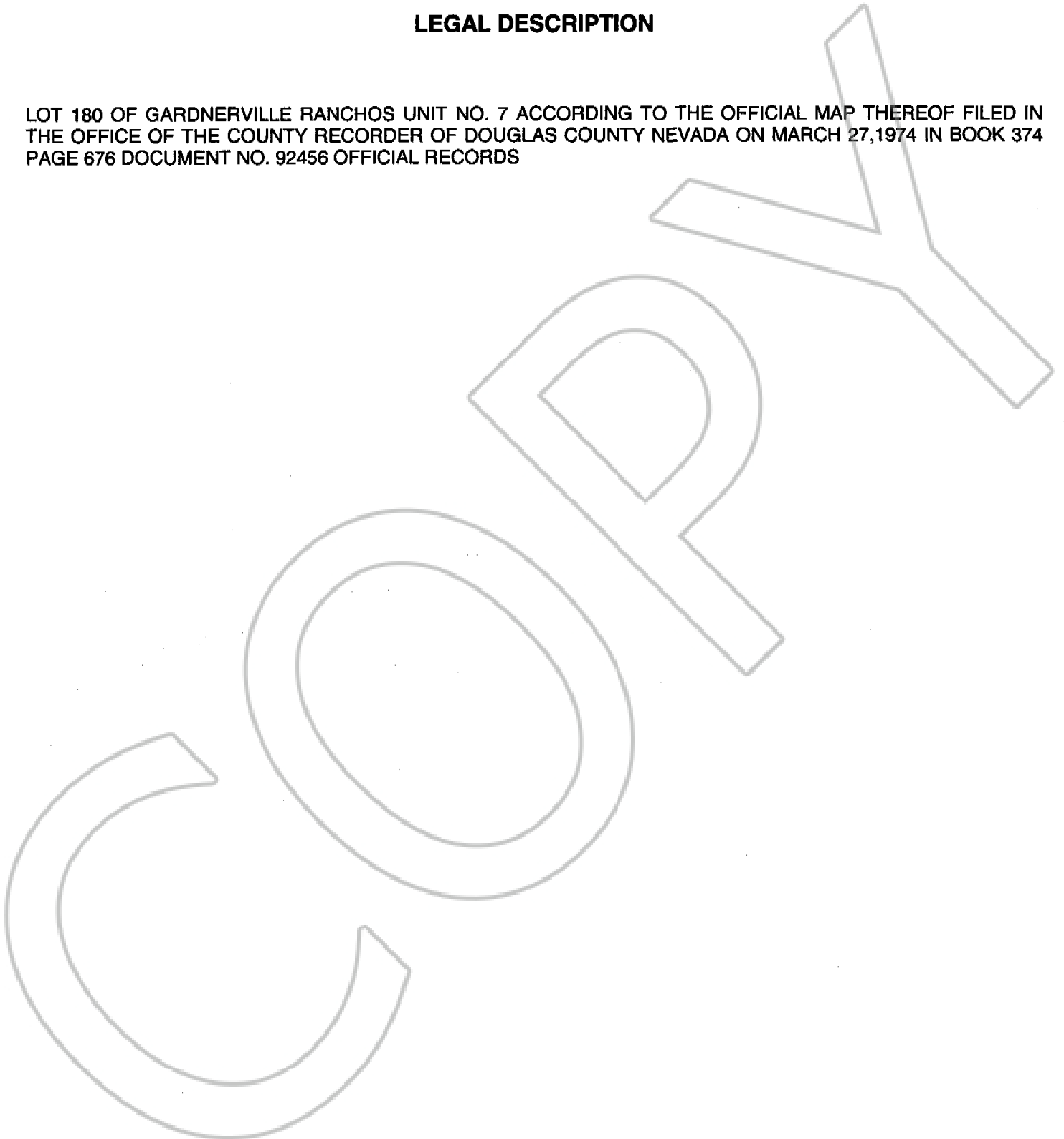
All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

LOT 180 OF GARDNERVILLE RANCHOS UNIT NO. 7 ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY NEVADA ON MARCH 27, 1974 IN BOOK 374 PAGE 676 DOCUMENT NO. 92456 OFFICIAL RECORDS





Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 11/16/2011. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$ \$100,469.99 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

In witness whereof, said Housekey Financial Corporation, a California Corporation, as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.

DATE: 11/16/2011

HOUSEKEY FINANCIAL CORPORATION

Betty Schwab  
Betty Schwab, Assistant Secretary

State of California

County of Los Angeles

On 12/6/2011, before me, J. Pratt, a Notary Public, personally appeared Betty Schwab, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature J. Pratt (Seal)

