

DOC # 795616

01/11/2012 09:26AM Deputy: SG

OFFICIAL RECORD

Requested By:

Western Title Company

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 4 Fee: \$17.00

BK-112 PG-1614 RPTT: 975.00



A. P. No. 1320-29-212-030
No. 42510-FCL

R.P.T.T. \$ 975.00

When recorded mail to:

Lendell and Regina Stephenson
PO Box 185
Genoa, NV 89411

Mail tax statements to:

same as above

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on January 4, 2012, by and between WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, as Trustee, party of the first part, and LENDELL R. STEPHENSON and REGINA A. STEPHENSON, husband and wife, as joint tenants with right of survivorship, parties of the second part, whose address is:
PO BOX 185 GENOA, NV 89411

W I T N E S S E T H:

WHEREAS, LANCE HORTON and CHRISTINE HORTON, husband and wife, executed a Promissory Note payable to the order of LENDELL R. STEPHENSON and REGINA A. STEPHENSON, husband and wife, as joint tenants in the principal sum of \$335,725.00, and bearing interest, and as security for the payment of said Promissory Note said LANCE HORTON and CHRISTINE HORTON, husband and wife,, as Trustor, executed a certain Deed of Trust to STEWART TITLE OF DOUGLAS COUNTY, Trustee for LENDELL R. STEPHENSON and REGINA A. STEPHENSON, husband and wife, as joint tenants, Beneficiary, which Deed of Trust was



dated May 31, 2005, and was recorded June 7, 2005, as Document No. 646257, Official Records, Douglas County, Nevada; and

WHEREAS, WESTERN TITLE COMPANY, LLC, was substituted as Trustee under said Deed of Trust, in the place and stead of STEWART TITLE OF DOUGLAS COUNTY by document recorded August 24, 2011, as Document No. 788502 in the Official Records of Douglas County, Nevada.

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the installment of principal and interest due on June 7, 2007, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, LENDELL R. STEPHENSON and REGINA A. STEPHENSON, husband and wife, executed and acknowledged a Notice of Default and Election To Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election To Sell was recorded August 24, 2011, as Document No. 788503, Official Records, Douglas County, Nevada; and

WHEREAS, on August 26, 2011 a copy of said Notice of Default and Election To Sell was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, on October 26, 2011, a certificate was issued by the State of Nevada Foreclosure Mediation Program, authorizing the foreclosure process to continue, which certificate was recorded December 13, 2011, as Document No. 794087, Official Records, Douglas County, Nevada; and

WHEREAS, by direction of LENDELL R. STEPHENSON and REGINA A. STEPHENSON, husband and wife, the said WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the 4th day of January, 2012, at the hour of 12:30 o'clock P.M., at the front entrance to the Douglas County Courthouse located at 1038 Buckeye Road, in Minden, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in



said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the Promissory Note secured by it; that said Notice of Sale was recorded on December 13, 2011, as Document No. 794088, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Nevada Appeal in its issues dated December 14, 2011, December 21, 2011, and December 28, 2011, and said Notice of Sale was posted in a public place, in Minden Nevada namely, at the Douglas County Courthouse, on December 14, 2011; and

WHEREAS, on December 14, 2011 a copy of said Notice of Sale was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of TWO HUNDRED AND FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$250,000.00, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the party of the second part, and to their heirs, successors, and assigns, all that certain real property situate in Douglas County, State of Nevada, that is described as follows:

Lot 104, in Block B, on Official Map of WINHAVEN UNIT NO. 1, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 13, 1989, in Book 189, Page 1590 as Document No. 194373.

TOGETHER WITH the improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to their heirs, successors, and assigns.



IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

WESTERN TITLE COMPANY, LLC, a Nevada limited liability company

By:

Its: JOY M. TAGHIOF
FORECLOSURE OFFICER

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

This instrument was acknowledged before me on 1.10, 2012, by JOY M. TAGHIOF as FORECLOSURE OFFICER of/for WESTERN TITLE COMPANY, LLC.

Notary Public

