

DOC # 796045
01/19/2012 01:51PM 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-3301 RPTT: 817.05



APN#: 1420-28-111-014

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 046662-DJA

When Recorded Mail To:

NRES-NV1,LLC
503 N. NEVADA STREET
CARSON CITY, NEADA
89703

Mail Tax Statements to: (deeds only)

N/A

(space above for Recorder's use only)

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

Signature *Audrey Skipworth*
AUDREY SKIPWORTH **ESCROW ASSISTANT**

This document is being recorded as an accommodation only.

TRUSTEE'S DEED UPON SALE

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



Requested and Prepared by:
Cooper Castle Law Firm, LLP

When Recorded Mail To:
NRES-NVI, LLC
503 N. Nevada St
Casron City, NV 89703

Forward Tax Statements to
the address given above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOAN #: **3716070027**
T.S. NO.: **11-01-16804-NV**
INVESTOR #: **365656151**
TITLE ORDER # **934002426**

TRUSTEE'S DEED UPON SALE

A.P.N.: **1420-28-111-014** TRANSFER TAX: ~~\$1,068.45~~ **817.05**

The Grantee Herein **Was Not** The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was **\$321,808.33**
The Amount Paid By The Grantee Was **\$209,038.01**
Said Property Is In The City of **Minden**, County of **Douglas**

Cooper Castle Law Firm, LLP, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

NRES-NV I, LLC

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **Douglas**, State of Nevada, described as follows:

SEE EXHIBIT "A"

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **Brent L Heckathorn and Randi L. Heckathorn** as Trustor, dated **July 21, 2006** of the Official Records in the office of the Recorder of **Douglas** County, Nevada under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of Trust recorded on **July 28, 2006**, Document: # 0680794 Book 0706 Page 9982 of Official records. The Trustee has complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Breach and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid, to each person entitled to notice in compliance with Nevada Civil Code 107.050.



TRUSTEE'S DEED UPON SALE

Trustee's Deed
LOAN #: 3716070027
T.S. NO.: 11-01-16804-NV
INVESTOR #: 365656151
TITLE ORDER # 934002426

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on **January 4, 2012**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$209,038.01**, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Cooper Castle Law Firm, LLP as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: **January 4, 2012**

**THE COOPER CASTLE LAW FIRM FKA THE
COOPER CHRISTENSEN LAW FIRM, LLP**

By: _____

Jessica Alexander
Trustee Sale Officer

State of Nevada } SS.
County of Douglas }

On **January 4, 2012** before me, the undersigned, Amy Rawlings-Wharton, Notary Public, personally appeared Jessica Alexander personally known to me (or 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.

WITNESS my hand and official seal.

Signature _____

(Seal)



Brent L Heckathorn and Randi I Heckathorn / 11-01-16804-NV



EXHIBIT "A"

Lot 39, as set forth on the official plat of SARATOGA SPRINGS ESTATES, UNIT NO. 2, filed in the Office of the Douglas County Recorder on May 23, 1994, in Book 594, Page 3894, as Document No. 338088 and amended by document recorded July 8, 1994, in Book 794, Page 1165, Official Records.

