

WHEN RECORDED MAIL TO  
ATC REALTY SIXTEEN, INC.  
c/o Wells Fargo Bank, N.A.  
Attn: Kimberly Taylor  
2030 Main Street, Suite 800  
Irvine, CA 92614

MAIL TAX STATEMENTS TO  
same as above

DOC # 796175  
01/23/2012 03:43PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
Ticor Title - Reno (TSG)  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-112 PG-3824 RPTT: 1092.00



Title Order No. 8007543 Trustee Sale No. 1478-40 Loan No. 101929

08007543

## 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 \$6,137,352.78
- 3) The amount paid by the grantee at the trustee sale was \$ 280,000.00
- 4) The documentary transfer tax is \$-0<sup>00</sup> 1092.00
- 5) Said property is in the city of Minden -- A.P.N. 1320-29-501-001

and CHICAGO TITLE COMPANY, a California 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

### ATC Realty Sixteen, Inc., a California corporation

(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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF,  
CONSISTING OF TWO PAGES.**

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 06/13/2005, and executed by Monterra 270, LLC, a Nevada limited liability company as Trustor, and recorded on 09/01/2005 as Document No. 0654022, as modified, recorded on 09/14/2007 as Document No. 0709242 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. All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of



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Default and Election to Sell Under Deed of Trust and of the Notice of Trustee's Sale and the posting of copies of said 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 the herein described property at public auction on 01/11/2012. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$280,000.00 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.

Date: 1/12/12

CHICAGO TITLE COMPANY, a California corporation

Teresa M. Drake

Teresa M. Drake, Asst. Vice President

Gwen Cleveland

Gwen Cleveland, Asst. Secretary

State of California

County of San Bernardino

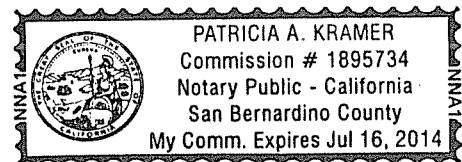
On 1/12/12 before me, Patricia A. Kramer, a Notary Public in and for said county, personally appeared Teresa M. Drake and Gwen Cleveland, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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.

Patricia A. Kramer

Notary Public in and for said County and State





Guarantee No.: 08007543-2-E

Our Order No.: 08007543

Your Order No. 1478-40/101929

**EXHIBIT A**

**LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within portions of the Southeast one-quarter (SE ¼) of Section 20 and the Northeast one-quarter (NE ¼) of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the center of Section 29, Township 13 North, Range 20 East, M.D.M., as shown on the Amended Record of Survey for Bently Nevada Corporation recorded June 16, 1988 in the office of Recorder, Douglas County, Nevada as Document No. 180280 and being the Southwest corner of Adjusted Parcel 32B as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Company recorded September 28, 2004 in said office of Recorder as Document No. 625243;

Thence along the Westerly line of said Adjusted Parcel 32B, North 00°41'53" East, 1540.34 feet to the POINT OF BEGINNING;

Thence continuing along said Westerly line, North 00°41'53" East, 1111.05 feet to a 5/8" rebar with tag RLS 3579, the North one-quarter corner of said Section 29;

Thence along the North line of the Northeast one-quarter of said Section 29, South 89°13'25" East, 15.06 feet to a 5/8" rebar no tag;

Thence along the Westerly line of said Adjusted Parcel 32B, North 00°48'57" East, 395.60 feet;

Thence along the Northerly line of said Adjusted Parcel 32B, South 89°30'10" East, 1629.81 feet;

Thence along the Easterly line of said Adjusted Parcel 32B, South 00°30'17" West, 403.54 feet to a point on said North line of the Northeast one-quarter of Section 29;

Thence continuing along said Easterly line of Adjusted Parcel 32B, South 00°30'17" West, 1117.02 feet to a point on the Northerly line of Phase 1 of the yet to be recorded Final Subdivision Map for Monterra;

Thence along said Northerly line of Phase 1 the following courses:

North 89°29'43" West, 123.00 feet;

North 00°30'17" East, 12.61 feet;

North 89°29'43" West, 1181.67 feet;

Along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 28.00 feet, central angle of 25°13'15", arc length of 12.33 feet, and chord bearing and distance of South 12°06'21" East, 12.23 feet;

South 00°30'17" West, 69.71 feet; along the arc of a curve to the right having a radius of 28.00 feet, central angle of 90°00'00", arc length of 43.98 feet, and chord bearing and distance of South 45°30'17" West, 39.60 feet;

North 89°29'43" West, 176.55 feet;

North 79°54'13" West, 9.72 feet;

North 00°41'53" East, 13.18 feet;

North 79°54'13" West, 13.72 feet;

Along the arc of a curve to the left having a radius of 201.50 feet, central angle of 05°21'14", arc length of 18.83 feet, and chord bearing and distance of North 82°34'50" West, 18.82 feet; along the arc of a curve to the right having a radius of 24.50 feet, central angle of 85°57'20", arc length of 36.76 feet, and chord bearing and distance of North 42°16'47" West, 33.40 feet;

North 00°41'53" East, 66.69 feet;

North 89°18'07" West, 80.00 feet to the POINT OF BEGINNING.



Guarantee No.: 08007543-2-E

Our Order No.: 08007543

Your Order No. 1478-40/101929

**EXHIBIT A**  
(Continued)

The Basis of Bearing of this description is South 89°27'12" East, the East-West corner section line of Section 28, Township 13 North, Range 20 East, M.D.M. as shown on the Record of Survey to Support a Boundary Line Adjustment of Park Cattle Company recorded September 28, 2004 in said office of Recorder as document No. 625243.

Reference is made to Remainder Parcel as shown on Final Subdivision Map, Planned Unit Development, PD 02-05 for Monterra 1, recorded August 24, 2005, in Book 0805, Page 11150, Document No. 653145.

EXCEPTING THEREFROM that portion conveyed to the County of Douglas by instrument recorded December 8, 2009, as document No. 755193

APN: 1320-29-501-001

~~APROR DOC # 626175~~

PER URS 11-312, THIS LEGAL  
DESCRIPTION WAS

PREVIOUSLY RECORDED

AT DOC # 626175, BOOK

1004, PAGE 3043 ON

10-8-2004