

DOC # 797540  
02/17/2012 03:46PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
Western Title Company  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-212 PG-3605 RPTT: 294.45



AP# 1220-16-610-59 059  
MAIL TAX STATEMENTS TO:  
RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The Undersigned Hereby Affirms That There Is No Social Security Number Contained In This Document.

TRA: 530  
Trust No. 1330428-15  
Escrow# 046834-ARW

Document Transfer Tax \$294.45  
 Grantee was not the foreclosing beneficiary;  
consideration \$75,100.00  
unpaid debt \$39,500.99 non exempt amount  
 Computed on the consideration or value of real property conveyed  
 Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Signature of Declarant or Agent GEORGE LAZO

### TRUSTEE'S DEED UPON SALE

CAL-WESTERN RECONVEYANCE CORPORATION, a corporation, (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to NRES-NV1 LLC (herein called Grantee) the real property in the City of GARDNERVILLE County of DOUGLAS, State of Nevada, described as follows:

**LOT 188, AS SAID LOT IS SHOWN ON THE OFFICIAL PLAT OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 1, 1965, IN BOOK 1 OF MAPS, FILED AS NO. 28309, AND TITLE SHEET AMENDED ON JUNE 4, 1965, AS FILING NO. 28377.**

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by **PEDRO A. DUARTE AND DORA H. DUARTE, HUSBAND AND WIFE** as Trustor, recorded **January 09, 1998**, as Document No. **0430009** in Book **0198** Page **0950**, of official records in the office of the Recorder of **DOUGLAS** County, Nevada and pursuant to the Notice of Default recorded **July 26, 2011**, as Document No. **786993** in Book **XX**, Page **XX** of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.



**TRUSTEE'S DEED UPON SALE**

Trust No: 1330428-15

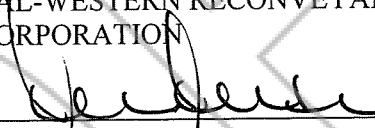
A Notice of Trustee's Sale was published once a week for three consecutive weeks in a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted by the Trustee or its authorized representative of said County in three public places.

At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on **January 11, 2012** to said Grantee, being the highest bidder therefore, for **\$75,100.00** cash, lawful money of the United States, in satisfaction pro tanto of the indebtedness then secured by said Deed of Trust.

IN WITNESS WHEREOF, **CAL-WESTERN RECONVEYANCE CORPORATION**, as Trustee, has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Dated: FEBRURARY 16, 2012

CAL-WESTERN RECONVEYANCE CORPORATION

  
\_\_\_\_\_  
**Susan Smothers, A.V.P.**

State of California )  
County of San Diego )

On FEB 16 2012 before me, Rosalyn Hall,  
a Notary Public, personally appeared Susan Smothers, A.V.P.,

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

(Seal)

Signature 