

DOC # 805807  
07/17/2012 12:50PM Deputy: PK

OFFICIAL RECORD

Requested By:

First American National De  
Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$16.00  
BK-712 PG-4088 RPTT: 737.10



APN#: 1320-29-116-029

RECORDING REQUESTED BY:  
FIRST AMERICAN NATIONAL DEFAULT TITLE  
3 FIRST AMERICAN WAY  
SANTA ANA, CA 92707

MAIL TAX STATEMENTS TO AND  
WHEN RECORDED MAIL TO:

ONEWEST BANK ~~FB~~  
ATTN: FISFS ON-SITE STAFF  
2900 ESPERANZA CROSSING  
AUSTIN TX 78758

6394845 - LS

---

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

TRUSTEE'S DEED UPON SALE

---

TITLE OF DOCUMENT



AP# 1320-29-116-029  
MAIL TAX STATEMENTS TO:  
RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL TO:

ONEWEST BANK *FSB*  
ATTN: FISFS ON-SITE STAFF  
2900 ESPERANZA CROSSING  
AUSTIN TX 78758

6394845-LS SPACE ABOVE THIS LINE FOR RECORDER'S USE  
The Undersigned Hereby Affirms That There Is No Social Security Number Contained In This Document.

TRA: NOTSET  
Trust No. 1350470-13  
Document Transfer Tax \$737.10  
 Grantee was/was not the foreclosing beneficiary;  
consideration \$189,000.00  
unpaid debt \$266,478.19 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.

FIRST AMERICAN TITLE COMPANY  
AS AN ACCOMODATION ONLY

Signature of Declarant or Agent  
Kolette Modlin

### 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 ONEWEST BANK, FSB (herein called Grantee) the real property in the City of MINDEN County of DOUGLAS, State of Nevada, described as follows:

**LOT 264, AS SHOWN ON THE OFFICIAL PLAT OF WINHAVEN, UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON AUGUST 4, 1994, IN BOOK 894 OF OFFICIAL RECORDS, PAGE 692, AS DOCUMENT NO. 343273.**

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 **DIANE CAROLE O'NEIL, TRUSTEE, AND HER SUCCESSORS, UNDER THE DIANE CAROLE O'NEIL FAMILY TRUST U/D/T MAY 13 1999** as Trustor, recorded **February 12, 2007**, as Document No. **0694821** in Book **XX** Page **XX**, of official records in the office of the Recorder of **DOUGLAS** County, Nevada and pursuant to the Notice of Default recorded **February 16, 2012**, as Document No. **797391** in Book **212**, Page **2989** 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: 1350470-13

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 **June 20, 2012** to said Grantee, being the highest bidder therefore, for **\$189,000.00** 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: 7-12-12

CAL-WESTERN RECONVEYANCE CORPORATION

Deborah Schwartz, A.V.P.

State of California )  
County of San Diego )

Susan L. Meyers

On JUL 12 2012 before me, \_\_\_\_\_,

a Notary Public, personally appeared Deborah Schwartz, 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

