

15-

DOC # 0806819
07/31/2012 04:15 PM Deputy: PK

OFFICIAL RECORD
Requested By:
RACHEL ALEXANDER

Requested and Prepared by:
Cooper Castle Law Firm, LLP

Douglas County - NV
Karen Ellison - Recorder

Page: 1 of 2 Fee: 15.00
BK-0712 PG- 8262 RPTT: 235.95

When Recorded Mail To:
✓ Rachel Alexander
1750 Pinewood Drive Apt #1
Minden, NV 89423



Forward Tax Statements to
the address given above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. NO.: 12-02-39001-NV
TITLE ORDER # 4328362

TRUSTEE'S DEED UPON SALE

A.P.N.: 1022-09-002-030 TRANSFER TAX: \$308.55

The Grantee Herein Was Not The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was \$139,255.56, plus any Accrued Interest, Late Charges, Escrow Shortages, and other Collection Costs pursuant to the Promissory Note/Deed of Trust/Loan Modification Agreement.
The Amount Paid By The Grantee Was \$60,001.00
Said Property Is In The City of Wellington, 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

Rachel Alexander, a single woman

(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:

LOT 6, BLOCK N, AS SHOWN ON THE MAP ENTITLED TOPAZ RANCH ESTATES, UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 16, 1970, IN BOOK 1 OF MAPS, PAGE 224, AS DOCUMENT NO. 50212.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by Robert S James and Autumn Rae James as Trustor, dated September 23, 2004 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 September 28, 2004, Book 0904 Page 11793 as Instrument No. 0625316 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

T.S. NO.: 12-02-39001-NV
TITLE ORDER # 4328362

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 July 11, 2012. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being \$60,001.00, 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: 7/19/12

THE COOPER CASTLE LAW FIRM, LLP

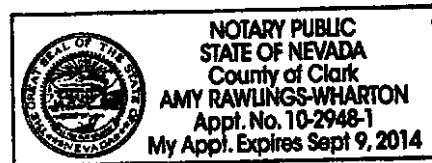
By: _____
Michael Chen, Esq. (7307)
Attorney At Law

State of Nevada } SS.
County of Douglas }

On 7/19/12 before me, the undersigned, Amy Rawlings-Wharton, Notary Public, personally appeared Michael Chen, Esq. (7307) 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 *Amy Rawlings-Wharton* (Seal)



Robert S James and Autumn R James / 12-02-39001-NV