


DOC # 807827  
08/22/2012 02:59PM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
Stewart Title of Nevada Re  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-812 PG-5460 RPTT: 858.00



A.P.N. #	1318-22-002-065
R.P.T.T.	\$858.00
Escrow No.	1044491-02
Recording Requested By:	
	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
J. Michale Sharp	
P.O. Box 2374	
Stateline, NV 89449	

### TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 26<sup>th</sup> day of July, 2012, by Stewart Title Company successor in interest to Stewart Title of Nevada Holdings, Inc., a Nevada corporation, as Trustee as hereinafter states, and hereinafter referred to as Trustee and J. Michael Sharp and Sharon Doi Sharp, husband and wife as joint tenants with right of survivorship, herein referred to as grantee, whose address is P.O. Box 2374 , Stateline, NV 89449.

WITNESSETH:

WHEREAS, Brian Churchill and Joanna Wasiak, husband and wife by Deed of Trust dated March 31, 2006, and recorded March 31, 2006, in Book 0306, Page 13725 as Document No. 0671708, in the Office of the County Recorder of Douglas County, State of Nevada, did grant and convey to said trustee, upon the Trusts therein expressed, the real property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell hereinafter referred to, to which reference is hereby made; and

WHEREAS, on December 9, 2011, the then beneficiary(ies) and holder of the note did execute and deliver to Trustee, a Notice of such breach and default and election to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was recorded December 13, 2011, in Book1211, Page 2495, as Document No. 794071, of Official Records, Douglas County, Nevada; and

WHEREAS, the Trustee in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes for such cases made and provided, made and published once a week for three consecutive weeks before the date of sale therein fixed, in The Record Courier, a newspaper of general circulation printed and published in Douglas County, Nevada in which the premises to be sold is situated and a like notice being published in Douglas County, Nevada in which the premises is to be sold, a Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would, under the provisions of said Deed of Trust, sell the property therein, and herein described at public auction to the highest bidder for cash, lawful money of the United States of America, on July 26, 2012, at the hour of 11:30 AM, at the rear entrance of the Douglas County Judicial and Law Enforcement Building located at



1625 Eighth Street, Minden, Nevada.

WHEREAS, a true and correct copy of said Notice were posted in a public places in the County of Douglas, State of Nevada, where said sale was noticed to take place and where the property is to be sold and a like notice was posted within the City or Township wherein the property to be sold is located for not less than twenty days before the date of said therein fixed; and

WHEREAS, copies of said notice were mailed by certified mail to the grantor and/or successors in interest in accordance with the terms of the Deed of Trust and the applicable statutory provisions of the State of Nevada; and

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all statutes and with the Soldier's and Sailors Relief Act of 1940, said Trustee, at the time and place aforesaid, did then and there at public auction sell the property hereinafter described to the Grantee for the sum of \$220,000.00 said grantee being the highest bidder therefore,

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee in receipt of which is hereby acknowledged, and by virtue of these premises, does hereby grant and convey, but without covenant or warranty, express or implied and to title or possession, unto grantee, all that certain real property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

TOGETHER WITH, all appurtenances in which Trustor has any interest, including any water rights benefiting said realty.

IN WITNESS WHEREOF, the Assistant Secretary of Stewart Title Company, as Trustee, has this day caused its corporation name to be hereunto affixed by its thereunto duly authorized by resolution of its board of directors.

Dated: July 26, 2012

Stewart Title Company successor in interest to Stewart Title of Nevada Holdings Inc.

*Suzanne Haskins*  
Suzanne Haskins, Assistant Secretary

State of Nevada

County of Washoe

} ss.

This instrument was acknowledged before me on August 22, 2012

by: Suzanne Haskins, Assistant Secretary of Stewart Title Company

Signature: *Melinda A. Doyal*  
Notary Public





**Exhibit A  
LEGAL DESCRIPTION**

File Number: 1044491-02

Lot 21 in Block 2, as shown on the Official Map of Oliver Park and filed in the Office of the County Recorder of Douglas County, Nevada, on February 2, 1958, in Book 1 of Maps, as Document No. 14034

APN: 1318-22-002-065

