

DOC # 808183
08/29/2012 08:52AM Deputy: AR
OFFICIAL RECORD
Requested By:
Northern Nevada Title CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-812 PG-7112 RPTT: 1620.45



A.P.N. 1220-10-601-002
Trustee's Sale No.: DO-1092659-FC
1092659

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO:

Federal Deposit Insurance Corporation

c/o Ricardo Perez
2600 S. Douglas Rd, Ste 800
Coral Gables, FL 33134

THIS SPACE FOR RECORDER'S USE ONLY

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 **\$1,632,897.62**
- 3) The amount paid by the Grantee at the Trustee's Sale was **\$415,015.48**
- 4) The real property transfer tax is **\$.1,620.45**

This indenture made by Northern Nevada Title Company, a Nevada corporation, Substituted Trustee under Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, expressed or implied, to Federal Deposit Insurance Corporation as Receiver for Carson River Community Bank Grantee, all of its right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TRUSTEE STATES THAT:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust executed by R. Wayne Ziegler and Margaret Hollon-Ziegler, husband and wife and Luigi Talini, an unmarried man as joint tenants, each as to a 1/3 interest, Trustor, recorded March 14, 2007, in Book 0307, Official Records, at Page 4201 as Document No. 697021, after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded on January 6, 2010 in Book 110, Official Records, at Page 552, as Document No. 756648.

All requirements of law regarding the mailing of copies of notices for which requests have been recorded and the posting and publication of copies of the Notice of Trustee's Sale have been complied with.

Said property was sold by said Trustee at public auction on August 9, 2010 at 10:45 a.m., at the place named in the Notice of Trustee's Sale, in the County of Douglas, Nevada. Grantee, being the highest bidder at such Sale, became the purchaser of said property and paid therefore to said Trustee the amount bid, being \$415,015.48 in lawful money of the United States of America, or by the satisfaction of the obligations then secured by said Deed of Trust.



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1092659**

EXHIBIT "A"

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

Parcel 1 as shown on the Parcel Map for SIERRA VIEW ENTERPRISES filed for record in Book 992 at Page 254 as Document No. 287403, Official Records of Douglas County, Nevada.

Except Therefrom: all that portion of said parcel located along the Northeasterly boundary line of said parcel as described in Deed recorded August 11, 1992, in Book 892, Page 1434, as Document No. 285622, Official Records of Douglas County, Nevada.

Together with all that portion of Parcel 2 as sown on aforesaid Parcel Map described as follows:

Commencing at the Southwesterly corner common to said Parcels 1 and 2 which point is the True Point of Beginning; thence along the Southwesterly line of said Parcel 2 South 45°59'05" East a distance of 142.47 feet; thence leaving said line North 44°26'06" East a distance of 220.66 feet to a point on the Southwesterly right-of-way line of Highway 395 as described in Deed filed for record in Book 892 at Page 1434, as Document No. 285622, Official Records of Douglas County, Nevada; thence along said right-of-way line North 45°32'00" West a distance of 142.35 feet to a point on the line between said Parcels 1 and 2; thence along said line South 44°28'00" West a distance of 219.30 feet to the True Point of Beginning.

Said premises further shown as Adjusted Parcel 1 on that certain Record of Survey recorded May 16, 1994, Book 594, page 2760, Document No. 337648, Official Records.

Said legal description appeared previously in Grant, Bargain, Sale Deed, recorded July 25, 2005, in Book 0705, Page 10566, as Document No. 650312, Official Records.