

Recording requested by:  
**BARRETT DAFFIN FRAPPIER  
TREDER & WEISS, LLP**

When Recorded Mail to and Mail Tax Statement to:  
OWB REO LLC  
c/o ONEWEST BANK, FSB  
888 E. WALNUT STREET  
PASADENA, CA 91101

APN #: **1420-07-611-024**  
Property Address:  
**987 RIDGEVIEW DRIVE  
CARSON CITY, NEVADA 89705**



TDUS20120159900340

DOC # **816430**  
01/17/2013 10:34AM Deputy: SG  
**OFFICIAL RECORD**  
Requested By:  
**Servicelink Irvine**  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$40.00  
BK-113 PG-4580 RPTT: 586.95



Space above this line for Recorder's use only

Trustee Sale No. : **20120159900340** Title Order No.: **1111004**

### 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 cost was
- 3) The amount paid by the grantee at the trustee sale was
- 4) The documentary transfer tax is
- 5) Said property is in the city of **CARSON CITY**

**\$276,662.22**  
**\$150,300.00**  
**\$ 586.95**

BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to:

**OWB REO LLC**

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of **DOUGLAS**, State of NEVADA, described as follows:

LOT 1, IN BLOCK G, OF SUNRIDGE HEIGHTS PHASE 2 A PLANNED UNIT DEVELOPMENT TO THE MAP THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 30, 1993, IN BOOK 993, PAGE 6482, AS DOCUMENT NO. 319089

**THIS INSTRUMENT IS RECORDED AT THE  
REQUEST OF SERVICELINK AS AN  
ACCOMMODATION ONLY. IT HAS NOT BEEN  
EXAMINED AS TO ITS EXECUTION OR AS  
TO ITS EFFECTS UPON TITLE.**

**MAIL TAX STATEMENT AS DIRECTED ABOVE**



Trustee Sale No. : 20120159900340

Title Order No.: 1111004

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 08/03/2007 and executed by HELEN A HAHN Trustor(s), and Recorded on 08/08/2007 as Instrument No. 0707230 of official records of DOUGLAS County, NEVADA, and 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 in the Office of the Recorder of said County, and such default still existed at the time of sale.

Trustee has complied with all applicable statutory requirements of the State of Nevada regarding document recording, mailing, publication and posting of required notices.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 12/12/2012. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$150,300.00 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the Time of said Trustee's Sale.

DATED: 01/09/2013

BARRETT DAFFIN/FRAPPIER TREDER & WEISS, LLP, as Trustee

Ric Juarez

01/09/2013

DATED

State of TEXAS }  
County of DALLAS }

On 01/09/2013 before me, Rebecca Ann Hetherington Notary Public, personally appeared Ric Juarez who is known to me 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: Rebecca Ann Hetherington (Seal)

My commission expires: \_\_\_\_\_

