

PACIFIC COAST TITLE  
WHEN RECORDED MAIL TO:  
OWB REO, LLC  
888 E. WALNUT STREET,  
PASADENA, CA 91101

MAIL TAX STATEMENTS TO:  
Same as above



A.P.N. 1220-01-001-075

Title Order No. 95502775 Trustee Sale No. 23590NV

### 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.....\$734,820.48
- 3) The amount paid by the grantee at the trustee sale was.....\$420,659.90
- 4) The documentary transfer tax is.....\$1641.90
- 5) Said property is in GARDNERVILLE

and **MERIDIAN FORECLOSURE SERVICE f/k/a MTDS, INC., A CALIFORNIA CORPORATION DBA MERIDIAN TRUST DEED SERVICE** (herein called Trustee), 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:

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

**RECITALS:**

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 07-10-2007 and executed by MATT TRIGLIA AN UNMARRIED MAN AND LESLIE BRODERSON AN UNMARRIED WOMAN AS JOINT TENANTS as Trustor, and Recorded 07-16-2007, Book 0707, Page 5433, Instrument 0705392 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 Default and Election to Sell which was recorded in the Office of the Recorder of said County. All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of Default and Election to Sell Under Deed of Trust and of the Notice of Trustee's Sale and the posting of copies of said 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 the herein described property at public auction on 01-16-2013. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$420,659.90 in lawful money of the United States, or by credit bid if the



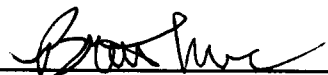
Title Order No. 95502775 Trustee Sale No. 23590NV Loan No. 1010182457

Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale, in full satisfaction of the indebtedness then secured by said Deed of Trust.

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


Date: 01-23-2013

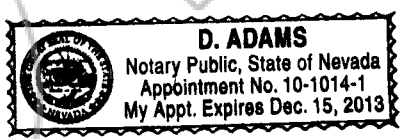
**MERIDIAN FORECLOSURE SERVICE f/k/a MTDS, INC., A CALIFORNIA CORPORATION  
DBA MERIDIAN TRUST DEED SERVICE**

  
\_\_\_\_\_  
Brett Lewis, Assistant Secretary

State of NEVADA  
County of CLARK

On 01-23-2013 before me, D. Adams, a Notary Public in and for said county, personally appeared Brett Lewis, Assistant Secretary, personally known to me (or proved to me on the basis of satisfactory evidence) to be ther 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  
  
\_\_\_\_\_  
Notary Public in and for said County and State





Title Order No. 95502775 Trustee Sale No. 23590NV Loan No. 1010182457

## EXHIBIT "A"

ALL THAT CERTAIN LOT PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING A PORTION OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., MORE PARTICULARLY AS FOLLOWS:

**PARCEL 1:**

PARCEL 3 AS SHOWN ON PARCEL MAP LDA 04-068 FOR MATTHEW A. JOHNSON, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JULY 10, 2005, IN BOOK 0705, PAGE 2244, AS DOCUMENT NO. 648855, OFFICIAL RECORDS.

APN 1220-01-001-075

**PARCEL 2:**

TOGETHER WITH A 50' PRIVATE ACCESS EASEMENT LOCATED ALONG THE EASTERLY LOT LINE OF PARCEL 2 AS SHOWN ON PARCEL MAP WITH DOCUMENT NUMBER 648855.