

DOC # 816976
01/24/2013 04:00PM Deputy: AR
OFFICIAL RECORD
Requested By:
Western Title Company
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-113 PG-7238 RPTT: 877.50



APN#: 1321-32-002-004

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 055554-ARW

When Recorded Mail To:
NRES-NV1, LLC
c/o Jason Lococo
503 N. Nevada Street
Carson City, NV 89703

Mail Tax Statements to: (deeds only)
Same as Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature Annette McClean
Annette McClean Escrow Assistant

THIS DOCUMENT IS RECORDED AS AN ACCOMODATION ONLY and without liability for the consideration therefor, or as to the validity, or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

Trustee's Deed Upon Sale

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



WHEN RECORDED MAIL TO:

NRES-NV1, LLC
503 N. Nevada Street
Carson City, NV
Attn: Jason Lococo

WHEN RECORDED AND MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Parcel No. 1321-32-002-004

TITLE ORDER NO.: **110353853-NV-MSO**
LOAN TYPE: **Conventional**

TS NO.: **NV1100233201 NV**

TRUSTEE'S DEED UPON SALE

A.P.N. NO.: **1321-32-002-004**

The undersigned grantor declares under penalty of perjury:

- 1)The grantee herein **WAS NOT** the foreclosing beneficiary.
- 2)The amount of the unpaid debt together with costs was..... **\$405,750.70**
- 3)The amount paid by the grantee at the trustee sale was..... **\$224,834.00**
- 4)The documentary transfer tax is..... **\$ 877.50**
- 5)Said property is **INCORPORATED / UNINCORPORATED**

and **First American Trustee Servicing Solutions, LLC**, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied to

NRES-NV1, 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 INCORPORATED HERREIN FOR ALL PURPOSES.

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **05/10/2005** and executed by,

JULIA E KING, UNMARRIED

as Trustor, and recorded **05/24/2005** as **Instrument No. 0645126**, Book **0505**, Page **10566**, of Official Records of **DOUGLAS** County, **NEVADA**, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.



TRUSTEE'S DEED UPON SALE

TS NO.: NV1100233201

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 of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been met.

Said property was sold by said Trustee at public auction on **01/09/2013** at the place named in the Notice of Sale, in the County of **DOUGLAS, NEVADA**, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount of **\$ 224,834.00** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 1-16-2013

First American Trustee Servicing Solutions, LLC

BY: DeeAnn Gregory
DeeAnn Gregory, Senior Manager

State of **TEXAS**

County of **TARRANT**

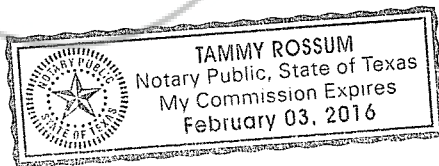
Tammy Rossum

DeeAnn Gregory

Before me, Tammy Rossum on this day personally appeared DeeAnn Gregory, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that this person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 16 day of Jan, A.D., 2013.

Tammy Rossum (Notary Seal)





TS No.: NV1100233201

EXHIBIT A

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL THAT CERTAIN LOT, PARCEL OR PORTION OF LAND, SITUATE, LYING AND BEING WITHIN SECTION 32, TOWNSHIP 13 NORTH, RANGE 21 EAST, M.D.B.& M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCELS 1-A AND 1-B AS SHOWN ON THAT PARCEL MAP #2 FOR ANTHONY S. WATKINS FILED FOR RECORD OCTOBER 19, 1984, IN BOOK 1084 OF OFFICIAL RECORDS AT PAGE 2293, AS DOCUMENT NO. 108994.

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 1-A, FROM WHICH POINT THE WEST 1/4 CORNER OF AFORESAID SECTION 32 BEARS SOUTH 89 DEGREES 27' 45" WEST A DISTANCE OF 331.91 FEET, WHICH POINT OF COMMENCEMENT IS ALSO THE TRUE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID PARCEL 1-A SOUTH 00 DEGREES 58' 02" EAST, 640.67 FEET; THENCE LEAVING SAID WEST LINE SOUTH 84 DEGREES 39' 5 7" EAST, 331.76 FEET TO A POINT ON THE EAST LINE OF AFORESAID PARCEL 1-B; THENCE ALONG THE EAST LINES OF PARCEL 1-B AND PARCEL 1-A NORTH 00 DEGREES 47' 04" WEST 674.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1-A; THENCE ALONG THE NORTH LINE OF SAID PARCEL SOUTH 89 DEGREES 27' 45" WEST, 382.91 FEET TO THE TRUE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY FOR ANTHONY S. WATKINS, RECORDED JUNE 20, 1990, BOOK 690, PAGE 2657. DOCUMENT NO. 228469.

PARCEL 2:

ALL THAT PORTION OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 21 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 32 THENCE NORTH 89 DEGREES 27'45" EAST 331.91 FEET TO THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING; FROM THE TRUP POINT OF BEGINNING NORTH 0 DEGREES 58' 02" WEST 60.70 FEET; THENCE SOUTH 80 DEGREES 10' 40" EAST 337.55 FEET; THENCE SOUTH 90 DEGREES 27' 45" WEST 331.91 FEET TO THE TRUE POINT OF BEGINNING; AS DVIDENCED BY DEED TO ADJUST BOUNDARIES BETWEEN CONTIGUOUS LAND OWNERS RECORDED JUNE 27, 1984, IN BOOK 684, PAGE 2734, DOCUMENT NO. 102745, OF OFFICIAL RECORDS.

REFERENCE IS MADE TO PARCEL 1 OF RECORD OF SURVEY RECORDED MAY 9, 1984, IN BOOK 584, PAGE 755, DOCUMENT NO. 100579, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING WITHIN THE RIGHT OF WAY OF CALLE HERMOSA

A.P.N. #: 1321-32-002-004