

DOC # 820600  
03/25/2013 01:01PM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
Cooper Castle Law Firm- Ne'  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-313 PG-6368 RPTT: 614.25



A.P.N.: 1022-10-001-015  
Requested and Prepared by:  
Cooper Castle Law Firm, LLP

When Recorded Mail To:  
Cooper Castle Law Firm, LLP  
5275 S. Durango Drive  
Las Vegas, NV 89113

Forward Tax Statements to  
the address given below

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. NO.: 11-09-33297-NV  
TITLE ORDER # 6012157

### TRUSTEE'S DEED UPON SALE

A.P.N.: 1022-10-001-015      TRANSFER TAX: \$614.25

The Grantee Herein Was The Foreclosing Beneficiary.  
The Amount Of The Unpaid Debt was \$375,064.22, plus any Accrued Interest, Late Charges, Escrow Shortages, and other Collection Costs pursuant to the Promissory Note/Deed of Trust/Loan Modification Agreement.  
The Amount Paid By The Grantee Was \$157,453.81  
Said Property Is In The City of Wellington, County of Douglas

Cooper Castle Law Firm, LLP, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

**BMO HARRIS BANK N.A.**

(herein called Grantee), whose legal address is 770 N. Water St., Milwaukee, WI 53202, but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of Douglas, State of Nevada, described as follows:

**LOT 72, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 20, 1967, AS DOCUMENT NO. 35464.**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by Charles D Phillips and Nancy Phillips, as Trustors, dated August 24, 2007 of the Official Records in the office of the Recorder of Douglas County, Nevada under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of Trust recorded on August 24, 2007, Instrument: 0708149 of Official records. The Trustee has complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Breach and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid, to each person entitled to notice in compliance with Nevada Civil Code 107.050.



### TRUSTEE'S DEED UPON SALE

T.S. NO.: 11-09-33297-NV  
TITLE ORDER # 6012157

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of 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 said real property at public auction on **March 6, 2013**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$157,453.81**, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Cooper Castle Law Firm, LLP as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: March 22 2013

THE COOPER CASTLE LAW FIRM, LLP

By: [Signature]  
Matthew Dayton  
Attorney at Law

State of Nevada } SS.  
County of Clark }

On **March 22, 2013** before me, the undersigned, Kaia Gilbert, Notary Public, personally appeared Matthew Dayton personally known to me (or proved to me on the basis of satisfactory evidence) 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 [Signature] (Seal)

