

DOC # 839043
03/05/2014 08:50AM Deputy: SG
OFFICIAL RECORD

Requested By:
Cooper Castle Law Firm- Ne
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-314 PG-377 RPTT: 721.50



A.P.N.: 1220-15-410-082
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
Wells Fargo Bank, N.A. as Trustee for WaMu
Mortgage Pass-Through Certificates, Series
2005-PR4 Trust
3415 Vision Drive,
Columbus, OH 43219-6009

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. NO.: 12-05-42054-NV
INVESTOR #: 8308000667
TITLE ORDER # 10008689-099

TRUSTEE'S DEED UPON SALE

A.P.N.: 1220-15-410-082 TRANSFER TAX: \$721.50

The Grantee Herein Was the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was **\$266,416.98, 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 **\$185,000.00**
Said Property is in the City of **Gardnerville**, 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

Wells Fargo Bank, N.A. As Trustee For Wamu Mortgage Pass-Through Certificates, Series 2005-PR4 Trust

(herein called Grantee), whose legal address is **3415 Vision Drive, Columbus, OH 43219-6009**, 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:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **Charles R. Wayne Jr. and Karen F. Wayne** as Trustors, dated **September 6, 2005** 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 **September 14, 2005**, 0655040 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 Revised Statutes Chapter 107.



TRUSTEE'S DEED UPON SALE

T.S. NO.: 12-05-42054-NV
INVESTOR #: 8308000667
TITLE ORDER # 10008689-099

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 **February 26, 2014**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$185,000.00**, in lawful money of the United States, 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 3, 2014**

THE COOPER CASTLE LAW FIRM, LLP

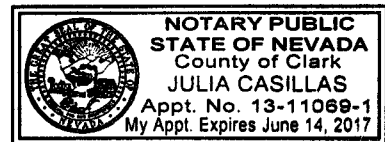
By: _____
Justin Grim, Esq.
Attorney at Law

State of Nevada }
County of Clark }

On **March 3, 2014** before me, the undersigned, Julia Casillas, Notary Public, personally appeared Justin Grim 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 Julia Casillas (Seal)



Charles R. Wayne Jr. and Karen F. Wayne / 12-05-42054-NV



EXHIBIT A

Lot 30, in Block L, as shown on the map of Gardnerville Ranchos Unit No. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 10, 1967, in Map Book 1, Page 055, Filing No. 35914.

