

Doc Number : **0839495**

03/14/2014 02:16 PM

OFFICIAL RECORDS

Requested By
MATUSKA LAW OFFICE

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00
Bk: 0314 Pg: 2129 RPTT \$ 19.50




Deputy: 59

APN: 1320-29-117-055

**Recording Request By and
When Recorded, Mail to:**
Michael L. Matuska, Esq.
Matuska Law Offices, Ltd.
937 Mica Drive, Suite 16A
Carson City, NV 89705

I, the undersigned, hereby affirm that this document submitted for recording does not contain the Social Security number of any person or persons.
(Per NRS 239B.030)


(Signature)

DEED UPON SALE

APN: 1320-29-117-055

Transfer Tax: \$19.50

The Grantee Herein **WAS** the Foreclosing Party.
The Amount of the Unpaid Debt was \$4,561.57.
The Amount Paid by the Grantee was \$4,561.57.
Said Property is in the City of Minden, County of Douglas.

Michael L. Matuska, Esq., as the duly appointed attorney so designated in the Notice of Default and Election to Sell recorded in the Official Records of Douglas County, Nevada, on 28 October 2013, as Document No. 0832720, does hereby **GRANT** and **CONVEY** to: **WINHAVEN GARDENS HOMEOWNERS ASSOCIATION**, (herein called "Grantee), but without covenant or warranty, expressed or implied, all right, title, and interest of **SANTIAGO M. DUENAS and SANDRA L. DUENAS** in and to the property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A"

This conveyance is made in compliance with the terms and provisions of the Nevada Revised Statutes and the Declaration of Covenants, Conditions, and Restrictions with **WINHAVEN GARDENS HOMEOWNERS ASSOCIATION**, and recorded in the Official Records of Douglas County, Nevada, on 28 September 1990, as Document No. 235644 ("CC&Rs"), under the authority and powers vested in the Nevada Revised Statutes and CC&Rs, default having occurred under the CC&Rs and pursuant to the Notice of Default and Election to Sell. The undersigned complied with all applicable statutory requirements of the State of Nevada and performed all duties required thereunder, including: (1) mailing the Notice of Delinquent Assessment; (2) Recording the Notice of Default and Election to Sell; (3) the elapsing of ninety (90) days; and (4) the giving of Notice of Sale.

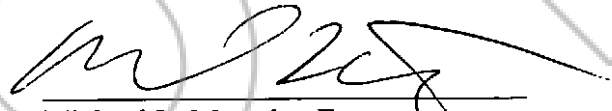
All requirements per the Nevada Revised Statutes regarding the mailing, personal delivery, publication, and posting of copies of the Notice of Delinquent Assessment, Notice of Default and

Election to Sell, and Notice of Sale have been complied with. The undersigned, in compliance with said Notice of Sale and in exercise of its powers under the Nevada Revised Statutes and CC&Rs, sold said real property at public auction on 12 March 2014. Grantee, being the highest bidder/credit bidder at said sale, became the purchaser of said property for the amount bid/credit bid being \$4,561.57, in lawful money of the United States, receipt thereof is hereby acknowledged in full satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Michael L. Matuska, Esq., has this day caused his name to be hereunto affixed by his officer thereunto duly authorized by his corporation by-laws.

Dated this 13th day of March 2014.

WINHAVEN GARDENS
HOMEOWNERS' ASSOCIATION

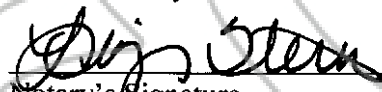


Michael L. Matuska, Esq.

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

On this 13th day of March, in the year 2014, before me, a Notary Public, personally appeared MICHAEL L. MATUSKA, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledge that he executed it.

WITNESS my hand and official seal.



Notary's Signature
My Commission Expires: 4/10/16



EXHIBIT A

Legal Description of property:

UNIT 163, AS SHOWN ON THE OFFICIAL PLAT OF WINHAVEN, UNIT NO. 5, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON FEBRUARY 10, 1994 IN BOOK 294 OF OFFICIAL RECORDS AT PAGE 1845, AS DOCUMENT NO. 329790

TOGETHER, with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

APN 1320-29-117-055