

DOC # 840559
04/02/2014 03:39PM Deputy: SG
OFFICIAL RECORD
Requested By:
The Castle Law Group, LLP
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-414 PG-474 RPTT: EX#002



A.P.N.: 1220-03-110-048
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
Federal National Mortgage Association
PO Box 650043
Dallas, TX 75265-0043

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. NO.: 13-06-56003-NV
INVESTOR #: 1700030111
TITLE ORDER # 10009601-099

TRUSTEE'S DEED UPON SALE

A.P.N.: 1220-03-110-048 TRANSFER TAX: \$0.00

The Grantee Herein Was the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was \$321,922.22, 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 \$321,922.22
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

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(herein called Grantee), whose legal address is **P.O. Box 650043, Dallas, TX 75265-0043**, 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 **Alison B Wahl** as Trustor, dated **October 1, 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 **October 12, 2005**, 0657601, Bk 1005, Pg 5234 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.: 13-06-56003-NV
INVESTOR #: 1700030111
TITLE ORDER # 10009601-099

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 **January 29, 2014**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$321,922.22**, 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: April 1, 2014

**THE CASTLE LAW GROUP, LLP FKA THE COOPER
CASTLE LAW FIRM, LLP**

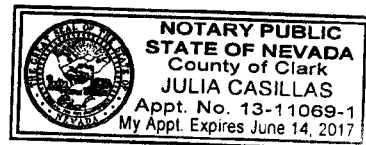
By: _____
Justin Grim, Esq.
Attorney at Law

State of Nevada }
County of Clark }

On **April 1, 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)



Alison B Wahl / 13-06-56003-NV



EXHIBIT A

THAT PORTION OF LOT 1 IN BLOCK A AS SHOWN ON THE MAP ENTITLED STODICK ESTATES SOUTH, PHASE 1, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, FILED DECEMBER 13,2004 AS DOCUMENT NO. 631678 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE DENTENTION POND PARCEL, AS SHOWN ON SAID MAP;

THENCE SOUTH 08°51'34" EAST, 8.11 FEET;

THENCE SOUTH 89°20'34" EAST 167.79 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°20'34" EAST, 81.19 FEET;

THENCE SOUTH 00°39'26" WEST, 108.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE NORTHEASTERLY TERMINUS OF STODICK LANE PER SAID MAP, ALSO KNOWN AS KITTYHAWK AVENUE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STODICK LANE THE FOLLOWING TWO COURSES;

NORTH 89°20'34" WEST, 62.95 FEET;

THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 518.50 FEET, CENTRAL ANGLE OF 01°39'59", ARC LENGTH OF 15.08 FEET, AND CHORD BEARING AND DISTANCE OF SOUTH 89°49'26" WEST, 15.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 01°00'33" WEST, 108.77 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY IS ALSO SHOWN AS PARCEL P-1 ON THAT CERTAIN RECORD OF SURVEY MAP FILED MARCH 15,2005 AS DOCUMENT NO. 639096 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY SHOWN IN A BOUNDARY LINE ADJUSTMENT DEED RECORDED MARCH 15,2005 IN BOOK 0305 PAGE 6349 AS DOCUMENT NO. 639093 OF OFFICIAL RECORDS OF SAID COUNTY.