

DOC # 842044
05/05/2014 11:49AM Deputy: PK
OFFICIAL RECORD
Requested By:
The Castle Law Group, LLP
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-514 PG-871 RPTT: EX#002



A.P.N.: 1320-30-710-026
Requested and Prepared by:
The Castle Law Group, LLP

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

**Forward Tax Statements to the
Federal National Mortgage Association
P.O. Box 650043,
Dallas, TX 75265-0043**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. NO.: 11-05-22782-NV
INVESTOR #: 1695751982
TITLE ORDER # 10008611-099-

TRUSTEE'S DEED UPON SALE

A.P.N.: 1320-30-710-026 TRANSFER TAX: \$0.00

The Grantee Herein Was the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was \$129,459.74, 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 \$155,897.24
Said Property is in the City of Minden, County of Douglas

The Castle Law Group, 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 **Geary L. and Janette P. Robertson** as Trustors, dated **February 25, 2004** 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 **February 27, 2004**, Inst 0605857 Book 0204 Page 12317 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.: 11-05-22782-NV
INVESTOR #: 1695751982
TITLE ORDER # 10008611-099-

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 **April 23, 2014**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$155,897.24**, 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: 5/1/14

THE CASTLE LAW GROUP, LLP

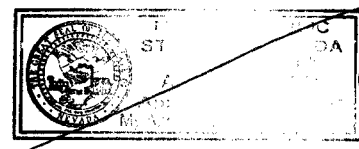
By: *Shadd Wade*
Shadd Wade, Esq.
Attorney at Law

State of Nevada }
County of Clark }

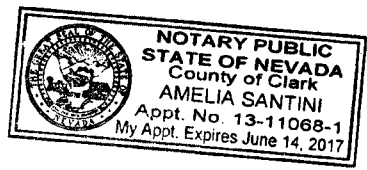
On 5-1-14 before me, the undersigned, Amelia Santini, Notary Public, personally appeared Shadd Wade personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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 *Amelia Santini* (Seal)



AS



Geary L. Robertson and Janette P. Robertson / 11-05-22782-NV



EXHIBIT A

PARCEL ONE:

Unit 25 as shown on the Planned Development Map (PD03-005) for MINDEN TOWN HOMES, filed in the office of the Douglas County Recorder on February 2, 2004 as File No. 603488.

PARCEL TWO:

An undivided 1/31st interest in the common elements shown on the above mention Planned Development Map and as set forth in the Declaration of Covenants, Conditions, and Restrictions for MINDEN TOWNHOMES, recorded November 5, 2003 in Book 1103, Page 2081, Document No. 595951 and in the Amended and Restated Declaration recorded February 6, 2004 in Book 204, Page 2633, Document No. 604005.

PARCEL THREE:

An exclusive easement for the use and enjoyment of the Limited Common Elements appurtenant to Parcel One, described above, as shown on the above mentioned Planned Development Map and as set forth in the above mentioned Declaration and Amended and Restated Declaration.

