

DOC # 842784
05/19/2014 10:17AM Deputy: AR
OFFICIAL RECORD
Requested By:
eTRCo, LLC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-514 PG-3533 RPTT: 838.50



APN# : 1220-24-201-011

Recording Requested By:
Western Title Company, Inc.

Escrow No.: 064680-DJA
RPTT: 838.50

When Recorded Mail To:
Reno Project Management, LLC
6770 S. McCarran Blvd., Suite
202
Reno, Nevada
89509

Mail Tax Statements to: (deeds only)
Same as Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature Audrey Skipworth
Audrey Skipworth Escrow Assistant

This document is being recorded as an accommodation only.

Trustee's Deed Upon Sale

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



A.P.N.: 1220-24-201-011
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
Reno Project Management, LLC
6770 S. McCarran Blvd. #202
Reno, NV 89509**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. NO.: 13-01-51303-NV
TITLE ORDER # 10009097-099

TRUSTEE'S DEED UPON SALE

A.P.N.: 1220-24-201-011 TRANSFER TAX: \$838.50

The Grantee Herein **Was Not** the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was **\$129,184.12, 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 **\$214,600.00**
Said Property is in the City of **Gardnerville**, 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

Reno Project Management, LLC

(herein called Grantee), whose legal address is **6770 S. McCarran Blvd. #202, Reno, NV 89509**, 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 **Marianne Weidenbenner** as Trustor, dated **October 23, 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 **November 22, 2004**, Document: 0629987 Book: 1104 Page: 10053 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.: 13-01-51303-NV
TITLE ORDER # 10009097-099

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 **\$214,600.00**, 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, The Castle Law Group, 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: **May 5, 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 **May 5, 2014** before me, the undersigned, Amelia Santini, 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 Amelia Santini _____ (Seal)

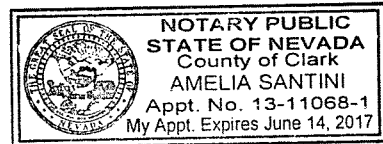




EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 30, AS SHOWN ON THE MAP OF RUHENSTROTH RANCHOS SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 14, 1965, AS DOCUMENT NO. 27706, DESCRIBED AS FOLLOWS:

PARCEL I, AS SHOWN COBURN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 27, 1978, IN BOOK 1178, PAGE 1501, AS DOCUMENT NO. 27643, DOUGLAS COUNTY, NEVADA.

