

DOC # 842925  
05/20/2014 02:25PM Deputy: AR  
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-3888 RPTT: 565.50



A.P.N.: 1220-16-810-097  
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:  
**PennyMac Corp.**  
**6101 Condor Drive Suite 300**  
**Moorpark, CA 93021**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. NO.: 11-01-16103-NV  
TITLE ORDER # 10009386-099

## TRUSTEE'S DEED UPON SALE

A.P.N.: 1220-16-810-097      TRANSFER TAX: \$565.50

The Grantee Herein Was the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was **\$221,683.92, 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 **\$145,000.00**

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

**PennyMac Corp.**

(herein called Grantee), whose legal address is **6101 Condor Drive Suite 300, Moorpark, CA 93021**, 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 **John Thomas Cook and and Sharon L Cook** as Trustors, dated **July 11, 2007** 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 **July 17, 2007**, 0705472 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.: 11-01-16103-NV  
TITLE ORDER # 10009386-099

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 16, 2014. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being \$145,000.00, 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, 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 19, 2014

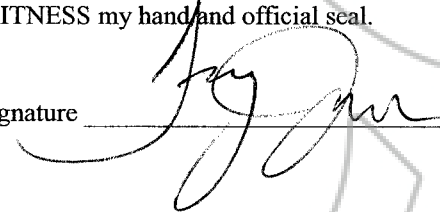
THE CASTLE LAW GROUP, LLP FKA THE COOPER  
CASTLE LAW FIRM, LLP

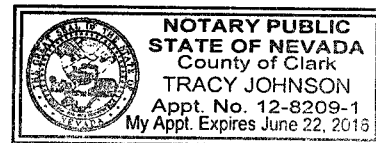
By:   
Justin Grim, Esq.  
Attorney at Law

State of Nevada }  
County of Clark }

On May 19, 2014 before me, the undersigned, Tracy Johnson, 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  (Seal)





**EXHIBIT A**

LOT EIGHT (8) IN BLOCK H AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 10, 1967, IN MAP BOOK 1, PAGE NO. 55, FILING NO. 35914

