

DOC # 843073  
05/23/2014 09:12AM 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-4404 RPTT: 546.00



A.P.N.: 1420-18-214-115  
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  
Deutsche Bank Trust Company as Trustee  
1661 Worthington Road  
West Palm Beach, FL 33416**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. NO.: 12-06-44221-NV  
TITLE ORDER # 10009273-099

## **TRUSTEE'S DEED UPON SALE**

A.P.N.: 1420-18-214-115      TRANSFER TAX: \$546.00

The Grantee Herein Was the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was **\$234,421.11, 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 **\$140,000.00**

Said Property is in the City of **Carson City**, 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

**Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA9**

(herein called Grantee), whose legal address is **1661 Worthington Road, West Palm Beach, FL 33416**, 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 **Janette G. Kerbrat** as Trustor, dated **May 27, 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 **June 1, 2005**, 0645833 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.: 12-06-44221-NV  
TITLE ORDER # 10009273-099

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 **May 14, 2014**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$140,000.00**, 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 21, 2014**

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

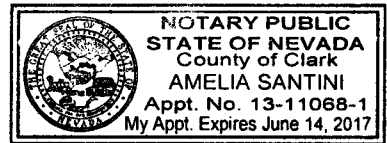
By: \_\_\_\_\_  
Justin Grim, Esq.  
Attorney at Law

State of Nevada }  
County of Clark }

On **May 21, 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**

LOT 83 IN BLOCK E OF SILVERADO HEIGHTS SUBDIVISION, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON SEPTEMBER 18, 1978 IN BOOK 978, PAGE 1176 AS DOCUMENT NO. 25326. CERTIFICATE OF AMENDMENT OF THE FINAL PLAT OF SAID SUBDIVISION, RECORDED AUGUST 23, 1979, IN BOOK 879 OF OFFICIAL RECORDS, AT PAGE 1725, AS DOCUMENT NO. 35885 AND CERTIFICATE OF AMENDMENT OF THE FINAL PLAT OF SAID SUBDIVISION RECORDED OCTOBER 12, 1979, IN BOOK 1079, AT PAGE 1039, AS DOCUMENT NO. 37638, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

