

WFG National-Default Services

RECORDING REQUESTED BY:
PRESTIGE DEFAULT SERVICES, LLC

AND WHEN RECORDED TO:
SN Servicing Corporation
323 5th Street
Eureka, CA 95501

Forward Tax Statements to
the address given above.

DOUGLAS COUNTY, NV
RPTT:\$2757.30 Rec:\$40.00
\$2,797.30 Pgs=3 04/20/2023 01:44 PM
WFG NATIONAL TITLE INSURANCE CO
SHAWNYNE GARREN, RECORDER

SPACE ABOVE LINE FOR RECORDER'S USE

A.P.N.: 1319-03-811-031
T.S. # 21-5590
Order #: 2023466NVD

The undersigned hereby affirms that there is no Social Security number contained in this document.

TRUSTEE'S DEED UPON SALE

Transfer Tax: \$2,757.30
The Grantee Herein **WAS** the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was **\$706,603.61**.
The Amount Paid by the Grantee was **\$706,603.61**.
Said Property is in the City of **Genoa**, County of **Douglas**

PRESTIGE DEFAULT SERVICES, LLC, 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

U.S. Bank Trust National Association as Trustee of the Cabana Series III Trust

(Herein called Grantee) but without covenant or warranty, expressed or implied, all rights, 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:

PLEASE SEE EXHIBIT A:

PROPERTY ALSO KNOWN AS: 343 GENOA SPRINGS DRIVE, GENOA, NV 89411

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **William D. McCann, an unmarried man** as Trustor, dated **12/6/2004** of the Official Records in the office of the Recorder of **Douglas**, 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 **12/17/2004**, instrument number **0632348** Book **1204**, Page **08727** of official records. Trustee having 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 return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Civil Code 107.050

ACCOMODATION
This Document delivered to Recorder
As an accomodation only at the
Express request of the parties hereto.
It has not been examined as to
its effect or validity

TRUSTEE'S DEED UPON SALE

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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 4/12/2023. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ \$706,627.87, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, PRESTIGE DEFAULT SERVICES, LLC, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: 4/19/23

PRESTIGE DEFAULT SERVICES, LLC


Patricia Sanchez, Trustee Sale Officer

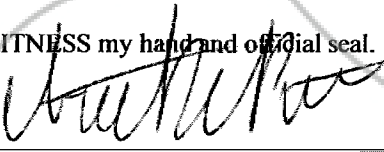
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Orange

On 4/19/23 before me Ariel Del Pinto Notary Public personally appeared, Patricia Sanchez, Trustee Sale Officer who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Seal)



EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Parcel I

Lot 31, Block C as said Lot and Block is set forth on the Final Map of Genoa Lakes Phase 2, a Planned Unit Development, recorded June 2, 1994 in the Official Records of Douglas County Nevada as Document Number 338683.

Parcel II

That certain exclusive use and landscape easement described as follows:

Commencing at the tie corner of Unit 31 as shown on the Final Map for Genoa Lakes Phase 2 Planned Unit Development Document No. 338683 of the Douglas County Recorder's Office, said point bears south 16 degrees 46' 56" east, 84.16 feet from the point "C" as shown on said Genoa Lakes Phase 2 Final Map; thence south 46 degrees 38' 49" west, 22.33 feet to a point on the northeasterly corner of said unit 31; thence south 46 degrees 38' 49" west, along the northerly line of said Unit 31, 32.67 feet to the true point of beginning; thence south 46 degrees 38' 49" west, 35.00 feet; thence south 36 degrees 35' 11" east, 39.61 feet; thence south 42 degrees 14' 39" east, 39.82 feet; thence north 41 degrees 22' 53" east, 35.00 feet to the southwesterly corner of Unit 30 as shown on said Genoa Lakes Phase 2 Final Map; thence north 41 degrees 22' 53" east, along the westerly line of said Unit 30, 55.67 feet; thence north 46 degrees 24' 56" west, 15.85 feet to a point on the southerly line of said Unit 31; thence along the southerly and westerly boundary lines of said Unit 31 the following 12 Courses:

1. South 46 Degrees 38' 49" West, 26.50 feet;
2. North 43 Degrees 21' 11" West, 6.67 feet;
3. South 46 Degrees 38' 49" West, 17.83 feet;
4. South 43 Degrees 21' 11" East, 6.67 feet;
5. South 46 Degrees 38' 49" West, 14.33 feet;
6. North 43 Degrees 21' 11" West, 30.17 feet;
7. North 88 Degrees 21' 11" West, 2.12 feet;
8. North 43 Degrees 21' 11" West, 6.00 feet;
9. North 01 Degrees 38' 49" East, 2.12 feet;
10. North 43 Degree 21' 11" West, 1.50 feet;
11. North 46 Degrees 38' 49" East, 9.67 feet;
12. North 43 Degrees 21' 11" West 14.33 feet to the true point of beginning.

"In compliance with Nevada Revised Statute 111.312, the herein above legal description was taken from Instrument recorded November 7, 2001, Book 1101, Page 1939, as File No. 527157, recorded in the Official Records of Douglas County, State of Nevada."

NOTE: For information purposes only, for which the Company assumes no liability for any inaccuracies or omissions, the purported street address of said land as determined from the latest County Assessor's Roll is:

343 GENOA SPRINGS DRIVE Genoa, NV 89411

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-03-811-031
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$706,603.61
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$706,500.00
 Real Property Transfer Tax Due \$ 2,757.30

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: No Exemption

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Patricia Sanchez* Capacity Trustee Sale Officer
 Signature *Patricia Sanchez* Capacity Trustee Sale Officer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Prestige Default Services, LLC.
 Address: 1920 Old Tustin Ave
 City: Santa Ana
 State: CA Zip: 92705

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: SN Servicing Corporation
 Address: 323 5th Street
 City: Eureka
 State: CA Zip: 95501

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: WFG National Title Co. Escrow #: 2023466 NVD
 Address: 700 N. Brand Blvd
 City: Glendale State: CA Zip: 91203

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED