

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

File Number

MAIL TAX BILL TO:

THE UNDERSIGNED DECLARES UNDER PENALTY OF PERJURY THAT:

- 1) The grantee herein ( ) was ( ) was not the foreclosing beneficiary
- 2) The amount of the unpaid debt together with costs was \$ \_\_\_\_\_
- 3) The amount paid by the grantee at the trustee's sale was \$ \_\_\_\_\_
- 4) The documentary transfer tax is: \_\_\_\_\_
- 5) Said property is in ( ) unincorporated area ( ) City of \_\_\_\_\_ County of \_\_\_\_\_

BY \_\_\_\_\_

A.P. NO.

### Trustee's Deed Upon Sale

\_\_\_\_\_, a California Corporation, as the duly Substituted Trustee under a Deed of Trust referred to below and herein called TRUSTEE, does hereby grant without any covenant or warranty, express or implied to:

the following real property situated in the ( ) unincorporated area ( ) City of \_\_\_\_\_, County of \_\_\_\_\_, State of California described as follows:

This conveyance is made pursuant to the powers conferred upon TRUSTEE by the Deed of Trust executed by:

to \_\_\_\_\_ as TRUSTEE

and recorded \_\_\_\_\_ as Instrument No. \_\_\_\_\_ in Book \_\_\_\_\_, page \_\_\_\_\_, Official Records of \_\_\_\_\_ County, California, and after fulfillment of the conditions in said Deed of Trust that authorized this conveyance.

Beneficiary, as owner of the obligations secured by said Deed of Trust executed and delivered to TRUSTEE a written Declaration of Default and Demand for Sale. Default under said Deed of Trust occurred as set forth in the Notice of Default and Election to Sell Under Deed of Trust, which was

recorded in the Office of the Recorder of said county. Beneficiary made due and proper demand upon TRUSTEE to sell said property pursuant to the terms of said Deed of Trust. The Posting and first publication of Notice of Trustee's Sale of said property occurred not less than three months from the recording of the Notice of Default and Election to Sell Under Deed of Trust. TRUSTEE executed its Notice of Trustee's Sale stating that it would sell, at public auction to the highest bidder for cash, in lawful money of the United States, the real property above described, which Notice of Trustee's Sale duly fixed the time and place of said sale as therein stated.

All requirements of law regarding the mailing, personal delivery and publication of copies of the Notice of Default and Election to Sell Under Deed of Trust and Notice of Trustee's Sale, and 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 \_\_\_\_\_, 2004. GRANTEE, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being \$ \_\_\_\_\_ cash, in lawful money of the United States.

Dated: \_\_\_\_\_

\_\_\_\_\_

as Substituted Trustee

By: \_\_\_\_\_