

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Name

Street Address

City & State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Trustee's Deed Upon Sale

T.S. NO

The undersigned grantor declares:

- (1) The grantee herein 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 ..... S
- (4) The documentary transfer tax is ..... S
- (5) Said property is in ( ) unincorporated area; ( ) City of \_\_\_\_\_, and

**WESTERN RESOURCES TITLE**, a corporation, (herein call Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the City of \_\_\_\_\_, County of \_\_\_\_\_, State of California, described as follows:

**TRUSTEE STATES THAT:**

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated \_\_\_\_\_ and executed by

as trustor, and recorded \_\_\_\_\_ in Book/Reel/Instrument No. \_\_\_\_\_ Page/Image, \_\_\_\_\_ of Official Records of \_\_\_\_\_ County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County. All requirements of law regarding the mailing of copies of notices and the posting and publication of copies of the Notice of Sale which was recorded has been complied with.

Said property was sold by said Trustee at public auction on \_\_\_\_\_ at the place named in the Notice of Sale, in the County of \_\_\_\_\_, California, in which the property is situated. Grantee being the highest bidder at such sale, became the purchaser of said property and paid therefor to said Trustee the amount Bid \$ \_\_\_\_\_, in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

In Witness Whereof, said WESTERN RESOURCES TITLE, a corporation, as Trustee, has this day caused its corporate name to be hereunto affixed by its Vice-President and Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.

Dated \_\_\_\_\_ Western Resources Title, as Trustee aforesaid

**CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC**

STATE OF CALIFORNIA, \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, (here insert name and title of the officer), personally appeared \_\_\_\_\_, 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.

Signature \_\_\_\_\_ (Seal)