

Recording Requested by:

After recording return to:

Kris Hansen
31620 Railroad Canyon Rd.
Canyon Lake, CA 92587

DOC # 2014-0427635
11/06/2014

Customer Copy Label
The paper to which this label is
affixed has not been compared
with the filed/recorded document

Larry W Ward
County of Riverside
Assessor, County Clerk & Recorder

TS # 1402-606

APN: 466-150-005

TRUSTEE'S DEED

MFTDS, INC., a California Corporation, dba MASTER FUNDING CO., as Trustee, under the Deed of Trust hereinafter described, hereby grants without warranty to:

Kris Hansen, a married man as his sole and separate property

all the real property situated in the County of Riverside, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Commonly known as: 32625 Holland Rd., Winchester, CA 92596

This conveyance is made under the powers conferred on the Grantor by the Deed of Trust executed by

TRUSTOR: Winchester-Wesselink, LLC, a California Limited Liability Company

TRUSTEE: MFTDS, Inc., a California Corporation

BENEFICIARY: Michael Monteleone and Hendrika Monteleone, husband and wife as joint tenants

DATED: February 6, 2009 RECORDED ON: 05/01/2009, AS INSTRUMENT NO.: 2009-0216991 IN THE OFFICIAL RECORDS OF Riverside COUNTY, CALIFORNIA.

And after fulfilling the conditions specified in the Deed of Trust authorizing the conveyance as follows:

A. Default was made in the obligations for which the transfer in trust was made as security, and Notice of Default was recorded in the Office of the County Recorder of the County in which the property described in the mentioned Deed of Trust is situated, the nature of the default being the failure to: **THE ENTIRE BALANCE OF UNPAID PRINCIPAL AND INTEREST DUE 4/27/2005 TOGETHER WITH ALL LATE CHARGES.**

Such default still existed at the time of sale.

B. Not less than three (3) months elapsed between the recording of the Notice of Default and the posting and first publication of the Notice of Sale of the property.

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C. The Beneficiary made due and proper demand on the Trustee to sell the property under the terms of the Deed of Trust.

D. The Trustee gave notice of the time and place of the sale of the property in accordance with the laws of California and the terms of the Deed of Trust.

E. All requirements of law regarding the mailing, publication or personal delivery of copies of Notices of Default and related matters have been complied with.

F. The property was sold by the Grantor at public auction on 11/06/2014 in the County of Riverside, State of California in accordance with the laws of the State of California and the terms of the Deed of Trust.

Grantee, being the highest bidder at the sale, became the purchaser of the property and paid the Trustee \$ 450,000.00 the amount bid, in lawful money of the United States.

The Grantee herein was NOT the Beneficiary.
The amount of the unpaid debt was \$ 407,193.45
The amount paid by the Grantee was \$ 450,000.00
The Documentary Transfer tax \$ 495.00
Property is in Unincorporated area
() City of _____

Dated: November 6, 2014

MFTDS, INC, a California Corporation
dba MASTER FUNDING CO.

By: [Signature]
Stephen Leslie Wheeler, President

State of California
County of Riverside

On November 6, 2014 before me, C. Blackman, Notary Public
Personally appeared Stephen L. Wheeler 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 [Signature] (SEAL)

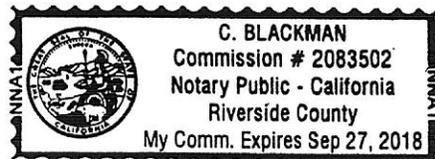


EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **RIVERSIDE**, STATE OF **CALIFORNIA**, AND IS DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT FROM THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 ALL IRON, COAL, LIGNITE, ASPHALTUM, PETROLEUM, AND OTHER MINERAL OILS, GYPSUM, GOLD, SILVER, CINNABAR, LEAD, TIN, COPPER, LIMESTONE, MARBLE AND ALL OTHER DEPOSITS AND SUBSTANCES SUBJECT OF LOCATION OR ENTRY AS MINERAL OR MINERAL LAND UNDER THE LAWS OF CONGRESS, UPON OR WITHIN THE SAID LANDS, AS RESERVED BY SOUTHERN PACIFIC RAILROAD, COMPANY, A CORPORATION, BY DEED RECORDED OCTOBER 21, 1907 IN BOOK 259, PAGE 83 OF DEEDS.

ALSO EXCEPT FROM THE REMAINDER OF SAID LAND ALL IRON, COAL, LIGNITE, ASPHALTUM, PETROLEUM, AND OTHER MINERALS, OIL, GYPSUM, GOLD, SILVER, CINNABAR, LEAD, TIN, COPPER, LIMESTONE, MARBLE AND ALL OTHER DEPOSITS AND SUBSTANCES SUBJECT OF LOCATION OR ENTRY AS MINERAL OR MINERAL LAND UNDER THE LAWS OF CONGRESS, UPON OR WITHIN THE SAID LANDS LYING BELOW A DEPTH OF 200.00 FEET BELOW THE SURFACE OF SAID LAND, WITHOUT HOWEVER ANY RIGHT OF ENTRY ABOVE A LEVEL OF 500.00 FEET BELOW THE SURFACE OF SAID LAND AS FINALLY RESERVED TO SOUTHERN PACIFIC LAND COMPANY IN DEED RECORDED AUGUST 3, 1966 AS INSTRUMENT NO. 79282, OFFICIAL RECORDS.

Assessor's Parcel Number: 466-150-005-3