



RECORDING REQUESTED BY:

Gregory K. Hanson, Trustee

AND WHEN RECORDED MAIL TO:

Gregory K. Hanson, Trustee
63322 Eastview Drive
Bend, OR 97701

Doc # 2024000745
Page 1 of 2
Date: 1/23/2024 02:19P
Filed by: MAIL
Filed & Recorded in Official Records
of COUNTY OF LAKE
RICHARD A. FORD
COUNTY RECORDER
Fee: \$92.00

LOAN: GUSTAFSON

OTHER: 91227321

T.S. #: 23132-PR

TRUSTEE'S DEED UPON SALE

A.P.N.: 008-038-400

Transfer Tax: NONE

THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE, SECTION 480.3

The Grantee Herein WAS the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was \$1,963,226.73

The Amount Paid by the Grantee was \$1,800,000.00

Said Property is in the UNINCORPORATED AREA, County of LAKE

REDWOOD TRUST DEED SERVICES, INC., 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

GREGORY K. HANSON, Trustee of the Gregory K. Hanson Revocable Trust of 2007

(herein called Grantee) 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 LAKE, State of California, described as follows:

PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE LAKE COUNTY RECORDER ON DECEMBER 6, 1975, IN BOOK 10 OF PARCEL MAPS, AT PAGE 4 AS AMENDED BY THAT CERTAIN CERTIFICATE OF CORRECTIONS, RECORDED JANUARY 14, 1976, IN BOOK 819, PAGE 112, OF OFFICIAL RECORDS, BEING FORMERLY PART OF SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 9 WEST, M.D.M.

EXCEPTING THEREFROM THE MOBILE HOME LOCATED THEREON.

Assessor's Parcel Number: 008-038-400

Beneficiary elected to conduct a Unified Foreclosure Sale pursuant to the provisions of California Commercial Code Section 9604 (a)(1), et seq., and included in the non-judicial foreclosure of the real property, interest described in the Security Agreement dated June 3, 2021. The personal property which was given as security for Trustor's obligations is described as a 1980 56' x 24' Skyline, Decal No. ABC1304, Serial No.(s): 01750594AN and 01750594BN, DOH/Insignia No.(s): CAL183026 and CAL183027, which is purported to be on the property described above.

TRUSTEE'S DEED UPON SALE

LOAN: GUSTAFSON

OTHER: 91227321

T.S. #: 23132-PR

This conveyance is made in compliance with the terms and provisions of the Deed of Trust dated 6/3/2021, executed by JOSEPH GUSTAFSON, an unmarried man, recorded 7/14/2021, as Instrument No. 2021011784, in Book --, Page --, of Official Records, in the office of the Recorder of LAKE County, California 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 Default and Election to Sell Under Deed of Trust which recorded on 7/19/2023 in Book --, Page --, as Instrument No. 2023007793 of said Official Records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default 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 California Civil Code 2924b.

All requirements per California 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 1/3/2024. Grantee, being the highest bidder at said sale pursuant to Civil Code section 2924h or 2924m became the purchaser of said property for the amount bid, being \$1,800,000.00, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, REDWOOD TRUST DEED SERVICES, INC., as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

DATE: January 19, 2024

REDWOOD TRUST DEED SERVICES, INC.,
as said Trustee



ROBERT CULLEN, President

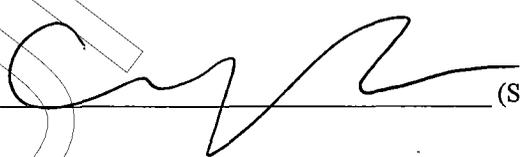
I, a notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA,
COUNTY OF SONOMA

On 1-19-2024, before me, CAITLIN JONES a notary public, personally appeared ROBERT CULLEN 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)

