

# First American Title

WHEN RECORDED, RETURN TO:  
JSB Homes, LLC  
c/o Michael Fenton  
3635 N. 68th St., #6  
Scottsdale, AZ 85251

4107474

Exempt per 11-1134(B)(1)



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTTLE**

DATE/TIME: 12/01/09 1459  
FEE: \$14.00  
PAGES: 2  
FEE NUMBER: 2009-124125

## TRUSTEE'S DEED UPON SALE

Reference Number: Zogg, Brittney #3  
Loan Number: 10399419

THIS DEED, made this 23 day of November, 2009, between Larry O. Folks, of FOLKS & O'CONNOR, PLLC, herein called Trustee, as the duly appointed Trustee of the Deed of Trust hereinafter described, and JSB Homes, LLC, herein called the Grantee;

WITNESSETH:

WHEREAS, Brittney S. Zoog, as Trustor(s) executed a Deed of Trust dated 2/02/2006, and recorded in Instrument Number 2006-032496, on 3/07/2006, in the office of the County Recorder of Pinal County, Arizona, by which (he) (she) (they) conveyed to JPMorgan Chase Bank, NA, as Trustee for JPMorgan Chase Bank, NA, as Beneficiary, upon the trust therein expressed, with power of sale, hereinafter referred to as the real property hereinafter described, to secure the payment of a certain indebtedness and other obligations mentioned in the Deed of Trust; and

WHEREAS, a breach of the obligations for which the Deed of Trust is security occurred in that default was made in the payment of a certain promissory note and other indebtedness for which Deed of Trust is security, and heretofore the Beneficiary, being the owner and holder of said note, delivered to the Trustee its written declaration of default and demand for sale, wherein all claims secured by the Deed of Trust were declared to be then due and payable, and the Trustee was directed to sell said property in the manner provided in the Deed of Trust to accomplish the obligations thereof; and

WHEREAS, pursuant to said demand for sale and to the terms of the Deed of Trust, the Trustee properly recorded the Notice of Trustee's Sale and complied with all applicable statutory provisions of the State of Arizona and provisions of said Deed of Trust as to the acts to be performed and notices to be given; and

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WHEREAS, pursuant to the Notice of Trustee's Sale, the Trustee did, at the time and place of sale fixed as specified in the Trustee's Notice of Sale, then and there, sell, at public auction, to said Grantee, being the highest bidder therefore, the property hereinafter described, for the sum of \$52,900.00 cash in lawful money of the United States, which has been paid.

Date of Sale: November 18, 2009

NOW, THEREFORE, Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by Grantee, the receipt whereof is hereby acknowledged, and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, express or implied, all that certain real property situated in the County of Pinal, State of Arizona, described as follows:

Lot 309 of SENITA UNIT-1, in Section 27, Township 4 South, Range 5 East of the Gila and Salt River Base and Meridian, situated in the County of Pinal and the State of Arizona.

IN WITNESS WHEREOF, Trustee has executed this Deed this 23 day of November, 2009.

Dated November 23, 2009

FOLKS & O'CONNOR, PLLC

Larry O. Folks  
of FOLKS & O'CONNOR, PLLC

STATE OF ARIZONA

County of MARICOPA

ss.

On 11/23/2009, before me, the undersigned Notary Public in and for said State, personally appeared Larry O. Folks of FOLKS & O'CONNOR, PLLC, that executed said instrument as such Trustee; and known to me to be the person who executed said instrument. WITNESS my hand and official seal.

*Carmen K. Ruff*  
Notary Public

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