

95 198743

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4:41 PM FEB 02 1996

Cachet Companies

Attn: Paul L. Miller, Esquire
3111 Camino del Rio No., Ste. 1300
San Diego, CA 92108

This space reserved for Recorder only

TRUSTEE'S DEED

FEE \$16 C
4

The undersigned grantor declares:

- 1) The grantee herein was ~~XXXXXX~~ the foreclosing beneficiary S _____
- 2) The amount of the unpaid debt together with costs was \$ 585,773.77
- 3) The amount paid by the grantee at the trustees sale was \$ 585,773.77
- 4) The documentary transfer tax is NONE
- 5) Said property is in (xx) unincorporated area: () City of _____
- 6) Tax Parcel No. 3243-004-039

San Diego Foreclosure Services, Inc.

BY: Sally R. Clark
Sally R. Clark, President

Executed by San Diego Foreclosure Services, Inc., a corporation, and herein called trustee, to

CACHET COMPANIES, A SOLE PROPRIETORSHIP

herein called grantee.

The deed of trust hereinafter referred to was executed by

JOHN W. JANSSEN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

and recorded on SEPTEMBER 19, 1989 as Instrument No. 89-1508039
Official Records of Los Angeles County, State of California. In this deed, this county and state will be referred to as "said county and state." The deed of trust was made to secure obligations stated therein and the payment of a note or notes for the total sum recited on the face of the deed of trust, with interest, and to secure any other money or obligations, the repayment of which was secured by that deed of trust.

MAIL TAX

STATEMENTS TO: -SAME AS ABOVE-
Name Address, City, State Zip SDF 14
-|- Rev 5/94

Default occurred as set forth in a notice of default and election to sell under said deed of trust, which notice of default was recorded on SEPTEMBER 22, 1995 as Instrument No. 95-1544146 of Official Records of said county and state.

Trustee has complied with all requirements of law regarding the mailings of copies of notices. After three months elapsed from the recording of said notice of default, trustee posted in a public place a written notice of the time and place of sale where said property was to be sold; caused publication of said notice in the Newhall Signal & Saugus Enterprise published at Santa Clarita California, a newspaper of general circulation printed and published in the city or judicial district in which said property or part thereof is situated; and by posting a copy of said notice of sale on the real property described in said deed of trust, all as required by law. The posted notices and the published notice contained the description of the property to be sold.

Said publication and posting continued for a period of not less than 20 days prior to the date of sale contained in said notice and said Notice of Sale was recorded on January 4, 1996 as Instrument No. 96-21225 of Official Records of said County no less than 14 days prior to said sale. Thereafter Trustee offered the property described in said deed of trust for sale at public auction on January 24, 1996 at 10:30 a.m. o'clock at the entrance to Agency Sales and Posting, 107 W. Huntington Drive, Suite C, Arcadia, CA in said county and state.

Trustee sold said property hereinafter described to the grantee above named for \$ 585,773.77 subject to all prior liens and encumbrances. Said grantee was the highest bidder. No person offered to take part of said property for the amount of principal, interest, advances and costs.

Trustee does hereby grant to grantee that property in said County and State, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

without covenant or warranty, express or implied, regarding the title to said property or any encumbrance thereon.

Dated JANUARY 26, 1996

San Diego Foreclosure Services, Inc.

BY: [Signature]
Sally R. Clark, President

SDF 15
Rev. 5/94

96- 198743

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

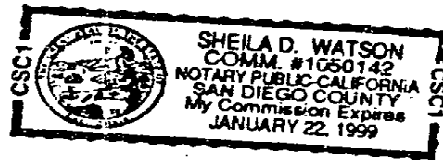
) SS.

On JANUARY 26, 1996 before me, SHEILA D. WATSON, A NOTARY PUBLIC
personally appeared **SALLY R. CLARK, PRESIDENT** (below insert name and title of the officer)

personally known to me (or 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 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.

WITNESS my official hand and seal.

Signature *Sheila D. Watson* (Seal)



SHEILA D. WATSON
Name (typed or Printed) of notary

TITLE ORDER 760075-71 T.S. No. 95-15524

96- 198743

EXHIBIT "A"

4

PARCEL 1:

THAT PORTION OF HOMESTEAD ENTRY NO. 39, TOWNSHIP 6 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, CITY OF SANTA CLARITA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL JANUARY 30, 1911, DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 1 AS SHOWN ON SAID PLAT, SAID CORNER BEING THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO BERT W. HUNICK ET. UX., RECORDED IN BOOK 23617, PAGE 298 OF OFFICIAL RECORDS (INSTRUMENT ON. 376 OF AUGUST 26, 1946), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FROM WHICH THE NORTHWEST CORNER OF TOWNSHIP 5 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN BEARS SOUTH 75° 12' 44" EAST 155.50 CHAINS DISTANT; THENCE NORTH 18° 49' 00" WEST 751.08 FEET TO CORNER NO. 2 AS DESCRIBED IN SAID DEED, THENCE NORTH 65° 52' 00" EAST 1,185.80 FEET; THENCE SOUTH 82° 09' 30" EAST 522.84 FEET; THENCE SOUTH 28° 25' 25" EAST 706.81 FEET, MORE OR LESS TO A POINT IN THE SOUTHEASTERLY BOUNDARY OF THE LAND DESCRIBED IN SAID DEED, THENCE ALONG SAID SOUTHEASTERLY BOUNDARY SOUTH 72° 31' 00" WEST 1,767.04 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF LYING NORTHWESTERLY OF THE GENERAL SOUTHEASTERLY LINE OF SAN FRANCISQUITO CANYON ROAD AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED JUNE 11, 1972 AS INSTRUMENT NO. 2909 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPERTY ADDRESS: 35500-35600 SAN FRANCISQUITO CANYON ROAD
(SAUGUS AREA) SANTA CLARITA, CA 91350

PARCEL 2:

LOT 205 OF TRACT NO. 3368, IN THE CITY OF BIG BEAR LAKE AS SHOWN BY MAP ON FILE IN BOOK 44, PAGES 87 TO 89 MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

96- 198743