

OFFICIAL RECORD

Requested By:  
STEWART TITLE

RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL TO:

AMC MORTGAGE SERVICES, INC.  
505 CITY PARKWAY WEST, SUITE 100  
ORANGE CA 92868

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00  
BK- 0407 PG- 4161 RPTT: 1351.35



060501865

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AP# 1220-15-511-015  
TRA:

Trust No. 1091822-11  
Loan No. XXXXXX9432

Document Transfer Tax ~~\$1,349.40~~ \$1,351.35

Grantee was/was not the foreclosing beneficiary;  
consideration \$346,004.00

unpaid debt \$428,144.24 non exempt amount

Computed on the consideration or value of real property conveyed

Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

*Nicole Sanchez*  
Signature of Declarant or Agent

### TRUSTEE'S DEED UPON SALE

CAL-WESTERN RECONVEYANCE CORPORATION, a corporation, (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

(herein called Grantee) the real property in the City of GARDNERVILLE County of DOUGLAS, State of Nevada, described as follows:

**LOT 18, AS SAID LOT IS SHOWN ON THE OFFICIAL PLAT OF GARDNERVILLE RANCHOS UNIT NO. 3, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1965, AND TITLE SHEET AMENDED ON JUNE 4, 1965, AS DOCUMENT NO. 28378.**

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by NEIL C BAIN AND SANDRA L BAIN, HUSBAND AND WIFE, AS JOINT TENANTS as Trustor, recorded November 24, 2004, as Document No. 0630307 in Book 1104 Page 11940, of official records in the office of the Recorder of DOUGLAS County, Nevada and pursuant to the Notice of Default recorded November 07, 2006, as Document No. 688146 in Book 1106, Page 2473 of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.

**TRUSTEE'S DEED UPON SALE**

Trust No: 1091822-11  
Loan No: XXXXXX9432

A Notice of Trustee's Sale was published once a week for three consecutive weeks in a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted by the Trustee or its authorized representative of said County in three public places.

At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on **April 04, 2007** to said Grantee, being the highest bidder therefore, for **\$346,004.00** cash, lawful money of the United States, in satisfaction pro tanto of the indebtedness then secured by said Deed of Trust.

Dated: **April 04, 2007**

IN WITNESS WHEREOF, **CAL-WESTERN RECONVEYANCE CORPORATION**, as Trustee, has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Dated: April 04, 2007

**CAL-WESTERN RECONVEYANCE CORPORATION**

*[Handwritten Signature]*  
\_\_\_\_\_  
**Lorrie Womack, A.V.P.**

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On APR 09 2007 before me,

**C. Hoy**

a Notary Public in and for said state, personally appeared  
**Lorrie Womack, A.V.P.**

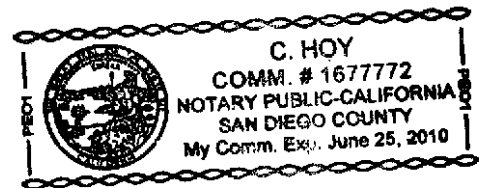
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature \_\_\_\_\_

*[Handwritten Signature]*

**C. Hoy**



(this area for official Notary Seal)