DOC # 0705079
07/12/2007 02:03 PM Deputy: SI
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE COMPANY

Douglas County - NV Werner Christen - Recorder

- Recorder Fee: 15.00

Page: 1 Of BK-0707 PG-

Of 2 Fee: PG-4000 RPTT:

1716.00 RPT: 1716.00

1320-33-311-033

When recorded mail to:

CitiMortgage 1111 Northpoint Drive Coppell, TX 75019

Forward tax statements to the address given above The undersigned hereby affirms that there is no South Associated in this december.

Space above this line for recorders use

TS # NV-07-74304-NF

Order # 3233524 ~ VD

Loan # 770809077

Trustee's Deed Upon Sale

RECORDING REQUESTED BY FIRST AMERICAN TITLE COMPANY AS AN ACCOMMODATION ONLY

A.P.N.: 1320-33-311-033

The undersigned grantor declares:

The grantee herein IS the foreclosing beneficiary.

The amount of the unpaid debt together with costs was:

The amount paid by the grantee at the trustee sale was:

The documentary transfer tax is:

Said property is in the City of: GARDNERVILLE, County of DOUGLAS

\$541,027.16

Transfer Tax:

\$439,900.00 \$1,716.00

OUGLAS

QUALITY LOAN SERVICE CORPORATION, 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

CITIMORTGAGE INC

(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 **DOUGLAS**, State of Nevada, described as follows:

LOT 28, BLOCK B, AS SET FORTH ON FINAL SUBDIVISION MAP FSM 1006-2 FOR CHICHESTER ESTATES PHASE 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 9, 1996, IN BOOK 1296 AT PAGE 1286, AS DOCUMENT NO. 402540, AND BY CERTIFICATE OF AMENDMENT RECORDED JULY 17, 2001, BOOK 0701, PAGE 3929, AS DOCUMENT NO. 518479.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by JERRY P. MATTOX, AND CAROLINE MATTOX HUSBAND AND WIFE AS JOINT TENANTS, as trustor, dated 5/15/2006, of Official Records in the office of the Recorder of DOUGLAS, Nevada, 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 Breach and Election to Sell under the Deed of Trust recorded on 5/25/2006, instrument no. 0675894, Book 0506, Page 10283, of Official records. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Breach 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 Nevada Revised Statute 107.050.

Trustee's Deed Upon Sale Page 2

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on 6/27/2007 at the place named in the Notice of Sale, in the County of DOUGLAS, Nevada, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being \$439,900.00 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 6/28/2007

QUALITY LOAN SERVICE CORPORATION

By:

Tony Rodriguez

State of California

SS.

County of San Diego

On 6/28/2007 before me, R. Tassell, a Notary Public, personally appeared Tony Rodriguez 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 and 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:

R. Tassell

R. TASSELL

COMM. #1655305

Notary Public - California
San Diego County

Wy Comm. Expires Mar. 28, 2010

PG-

THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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