

DOC # 715679
01/04/2008 02:38PM Deputy: PK

OFFICIAL RECORD

Requested By:

FIRST CENTENNIAL - CARSO

Douglas County - NV

Werner Christen - Recorder

Page: 1 of 2 Fee: 15.00

BK-108 PG-615 RPTT: 856.05



RECORDING REQUESTED BY:

RECONTRUST COMPANY

AND WHEN RECORDED MAIL TO:

~~Countrywide Home Loans, Inc~~ Bank of New York

400 COUNTRYWIDE WAY SV-35

SIMI VALLEY, CA 93065

Forward Tax Statements to Address listed above

TS No. 07-30950

Title Order No. H702666

Investor/Insurer No. 103679511

162953-TSG

TRUSTEE'S DEED UPON SALE NEVADA

APN# 1220-22-410-078

The amount of the unpaid debt was \$ 280,303.72

The amount paid by the Grantee was \$ 219,352.50

The property is in the city of GARDNERVILLE, County of DOUGLAS

The documentary transfer tax is \$ 856.05. The Grantee herein was the beneficiary.

RECONTRUST COMPANY, as the duly appointed Trustee, under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without covenant or warranty to: BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-40CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-40CB herein called Grantee, the following described real property situated in DOUGLAS County, Nevada:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust executed by DESIREE LARSON, AN UNMARRIED WOMAN, as Trustor, recorded on 07/20/2005, Instrument Number 0650071 (or Book 0705, Page 9379) Official Records in the Office of the County Recorder of DOUGLAS County.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, and the mailing, posting, and publication of the Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its power under said Deed of Trust sold said real property at public auction on 11/09/2007. Grantee, being highest bidder at said sale, became the purchaser of said property for the amount bid, which amount was \$ 219,352.50.

DATED: November 29, 2007

RECONTRUST COMPANY, Successor Trustee

State of: Texas)

County of: Dallas)

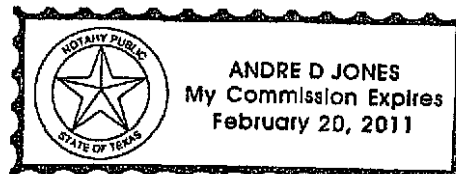
BY: _____

Kristian Gardner, Assistant Secretary

On November 29, 2007 before me Andre D. Jones, personally appeared Kristian Gardner, know to me (or proved to me on the oath of _____ or through _____) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Witness my hand and official seal

Notary Public's Signature



Form nvtid (08/06)

TS # 07-30950
PUB# 912065
LOAN TYPE: CONV

"EXHIBIT A"
LEGAL DESCRIPTION

LOT 874, OF GARDNERVILLE RANCHOS UNIT NO 7, ACCORDING TO THE OFFICIAL MAP THEREOF,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH
27, 1974, IN BOOK 374, PAGE 676, AS FILE NO 72456.

Form legaldesc (07/01)



BK-108
PG-616