

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
AS AN ACCOMMODATION ONLY

AP #1: 1220-16-710-080  
RECORDING REQUESTED BY

T.D. SERVICE COMPANY

And when recorded mail to  
Fidelity National Foreclosure  
and Bankruptcy Solutions  
RE: Loan # 0030791115/NICKERSON  
1270 Northland Drive  
Mendota Heights, MN 55120

3615160 PM

Space above this line for recorder's use

DOC # 727774  
07/31/2008 11:18AM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN NATIONAL  
Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-708 PG-6789 RPTT: 746.85



### TRUSTEE'S DEED UPON SALE

T.S. No: B352421 NV Unit Code: B Loan No: 0030791115/NICKERSON  
Min No: 100024200010364756  
Property Address: 1335 BANNER DRIVE, GARDNERVILLE, NV 89460

AHMSI DEFAULT SERVICES, INC.  
(herein called Trustee)

does hereby GRANT AND CONVEY, without any covenant or warranty, express or implied to

AMERICAN HOME MORTGAGE SERVICING, INC.  
(herein called Grantee), such interest as Trustee has in that certain property described as follows:

LOT 16, BLOCK D, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO 4 FILED IN  
THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON APRIL 10 1967, AS  
DOCUMENT NO 35914

This conveyance is made pursuant to the authority vested in said Trustee, as Trustee or as duly appointed Trustee  
by the Deed of Trust described as follows:

Trustor: MELISSA M NICKERSON

Recorded October 24, 2005 as Instr. No. --- in Book 1005 Page 10539 of Official Records in the office of the  
Recorder of DOUGLAS County; NEVADA, Whereas, the holder of the note secured by said Deed of Trust  
delivered to Trustee a written Declaration of Default and, pursuant thereto, a Notice of Default was Recorded  
February 11, 2008 as Instr. No. 717872 in Book 208 Page 2343 of Official Records in the office of the  
Recorder of DOUGLAS County; NEVADA.

Whereas, Trustee complied with all applicable statutory provisions of the State of Nevada, and of the described  
Deed of Trust, including the mailing and publication of the Notice of Default and Notice of Sale, as respectively  
appropriate.

Said Notice of Trustee's Sale stated the time and place that Trustee would sell its interest in the described  
property at public auction. On July 16, 2008, the date set forth in the Notice of Trustee's Sale or the properly  
postponed sale date, Trustee sold the described property to Grantee, the highest qualified bidder present, for the  
sum of \$191,250.00 Pro-tanto.

In Witness Whereof, the undersigned caused its corporate name and seal (if applicable) to be hereunto affixed.

Dated July 26, 2008

AHMSI DEFAULT SERVICES, INC.  
By T.D. Service Company, As Agent for the Trustee

BY *Kimberly Coonradt*  
Kimberly Coonradt, Assistant Secretary

BY *Crystal Espinoza*  
Crystal Espinoza, Assistant Secretary

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )SS

On 07/26/08 before me, KAY HENDRICKS, a Notary Public, personally appeared KIMBERLY COONRADT and CRYSTAL ESPINOZA, who 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.

I certify under penalty of perjury under the Laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Kay Hendricks* (Seal)

