

DOC # 728631  
08/19/2008 02:02PM Deputy: EM  
OFFICIAL RECORD  
Requested By:  
FIRST CENTENNIAL - RENO  
Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-808 PG-3164 RPTT: 629.85



Recording requested by:

When recorded mail to:

First Horizon  
4000 Horizon Way  
Irving, TX 75063

Forward tax statements to the address given above

APN# 1220-22-410-162

Space above this line for recorders use

TS # 057-001413

Order # 16056

Loan # 0051695419

## Trustee's Deed Upon Sale

**The undersigned grantor declares:**

The grantee herein **WAS** the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: \$218,625.63

The amount paid by the grantee at the trustee sale was: \$161,500.00

The documentary transfer tax is: 629.85

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

**LANDAMERICA DEFAULT SERVICES**, 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 **FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION** (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 973, 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

A.P.N.: 1220-22-410-162

**RECITALS:**

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 11/23/2004, executed by **DAVID JOHN RITCHIE, A MARRIED MAN**, as Trustor, recorded on 12/3/2004, instrument number 0631025, Book 1204, Page 1553 Official Records in the Office of the Recorder of **Douglas** County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default 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 Default or the personal delivery of the copy of the Notice of Default 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 7/2/2008 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 \$161,500.00 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 8/4/2008

LANDAMERICA DEFAULT SERVICES

By: Frank Mercado  
Frank Mercado, Asst Secretary

State of California  
County of Orange

On 8/4/2008 before me, Amy Marie Lemus, Notary Public, personally appeared Frank Mercado 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: Amy Marie Lemus (Seal)  
Amy Marie Lemus



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

