

DOC # 733601
11/26/2008 09:32AM Deputy: DW
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-1108 PG-4811 RPTT: 945.75



Trustee's Deed Upon Sale
Page 2

Recording requested by:
First American
*mail tax statements to &
when recorded mail to:*
Nationstar Mortgage LLC
350 Highland Drive
Lewisville, TX 75067

**The undersigned hereby affirms that there is no
Social Security number contained in this document.**

—page above this line for recorders use

TS # NV-08-184037-TD

LN#02802083A
Order # 3814401 -DC

Trustee's Deed Upon Sale

A.P.N.: 1220-16-610-009

Transfer Tax: \$945.75

The undersigned grantor declares:

The grantee herein IS the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: **\$346,628.93**

The amount paid by the grantee at the trustee sale was: **\$242,250.00**

The documentary transfer tax is: **\$945.75**

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

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

NATIONSTAR MORTGAGE LLC

(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 190, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN OFFICE OF THE COUNTY RECORDER OF SOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1965 IN BOOK 31, PAGE 686, AS DOCUMENT NO. 28309, AND AMENDED TITLE STREET RECORDED ON JUNE 4, 1965, IN BOOK 31, PAGE 797, AS DOCUMENT NO. 28377.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **STEVEN A NESTER AND DONNA NESTER HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, as trustor, dated 11/9/2006, and recorded on 11/21/2006 as instrument number **0689277**, in Book **xxx**, Page **xxx** 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 7/22/2008, instrument no **727260**, Book , Page , 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 Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days

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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.

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 **11/19/2008** 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 **\$242,250.00** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: **11/20/2008**

QUALITY LOAN SERVICE CORPORATION

By:

Eva Alvarez

Eva Alvarez, Assistant Secretary

State of California)
County of San Diego)

On **11/20/2008** before me, **Michelle Nguyen** a notary public, personally appeared **Eva Alvarez**, 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 *Michelle Nguyen* (Seal)
Michelle Nguyen



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



BK-1108
PG-4812