

DOC # 734282
12/08/2008 02:51PM Deputy: PK
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-1208 PG-1836 RPTT: 700.05



RECORDING REQUESTED BY:

FIRST AMERICAN TITLE

AND WHEN RECORDED TO:

**CITI RESIDENTIAL LENDING INC., AS ATTORNEY IN FACT
ATTN: REO DEPARTMENT *clo Deutsche Bank*
PO BOX 11000**

SANTA ANA, CA 92711

Forward Tax Statements to the address given above

APN 1220-21-610-239

TS # T08-39691-NV Loan #: 0055228951

Investor #: Order #: 3827475 *DM*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S DEED UPON SALE

A.P.N.: 1220-21-610-239

TRANSFER TAX: \$ 700.05

The Grantee Herein was The Foreclosing Beneficiary.

The Amount Of The Unpaid Debt was \$212,522.94

Amount Paid By The Grantee Was \$179,100.00

Said Property Is In The City Of GARDNERVILLE, County of DOUGLAS

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

CR Title Services Inc., 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

**Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of
Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W2**

(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 415 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT 6, FILED IN THE OFFICE
OF THE**

**COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MAY 29, 1973, AS
DOCUMENT NO 66512.**

**TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES, INCLUDING
EASEMENTS**

**AND WATER RIGHTS, IF ANY, THERETO BELONGING OR APPERTAINING, AND ANY
REVERSIONS,**

REMAINDERS, RENTS, ISSUES OR PROFITS THEREOF.

1220-21-610-239

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **DAVID DURGAN AND DIANE DURGAN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** as Trustor, dated **01-13-2004** of the Official Records in the office of the Recorder of **DOUGLAS**, Nevada under the authority and powers vested in the Trustee designaed 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 **01-22-2004**, instrument number **2004-602607** Book **0104**, Page **07135** 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

TRUSTEE'S DEED UPON SALE

TS#: **T08-39691-NV**
Loan #: **0055228951**
Order #: **3827475**

ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Civil Code 107.050

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on **11-26-2008**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$179,100.00**, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

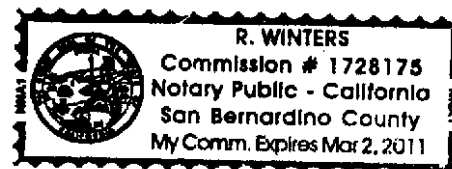
In witness thereof, CR Title Services Inc., as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: **11-28-2008**

CR Title Services Inc.



Betsy Villasenor Assistant Vice President



State of CA }ss
County of SAN BERNARDINO}

R. WINTERS

On November 28, 2008 before me, _____ Notary Public, personally appeared Betsy Villasenor, 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 CA that the foregoing paragraph is true and correct.

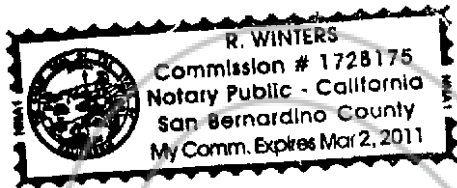
WITNESS my hand and official seal.

Signature _____ (seal)

R. WINTERS

Notary Public

CA



BK-1208
PG-1838