

DOC # 735281  
01/02/2009 01:54PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
FIDELITY NATIONAL DEFAULT  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-109 PG-168 RPTT: 1,899.30



Trustee's Deed Upon Sale  
Page 2

Recording requested by:

When recorded mail to:

Accredited Home Lenders, Inc.  
15253 Avenue of Science  
Building #3  
San Diego, CA 92128

Forward tax statements to the address given above

1319-19-113-021

Space above this line for recorders use

TS # NV-08-  
00955-CS

Order # V850010

Loan #  
0508187399

## Trustee's Deed Upon Sale

A.P.N.: 1319-19-113-021

Transfer Tax:

The undersigned grantor declares:

The grantee herein IS the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: \$565,772.68

The amount paid by the grantee at the trustee sale was: \$486,956.60

The documentary transfer tax is: \$1899.30

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

**AHL Foreclosure 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

**Accredited Home Lenders, Inc. a California Corporation**

(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 California, described as follows:

xxx

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **KEVIN C. IGGENS AND JULIANNE HOLZHAUER, HUSBAND AND WIFE AS JOINT TENANTS**, as trustor, dated **9/7/2005**, and recorded on

**9/15/2005** as instrument number **0655105**, in Book **0905**, Page **5067** of Official Records in the office of the Recorder of **DOUGLAS**, California, 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 **5/15/2008**, instrument no **723416**, Book **508**, Page **4117**, of Official records. Trustee having complied with all applicable statutory requirements of the State of California 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 prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b

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 **12/24/2008** at the place named in the Notice of Sale, in the County of **DOUGLAS**, California, 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 **\$486,956.60** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: **12/24/2008**

**AHL Foreclosure Services**

By:

*Cindi Stewart*  
**Cindi Stewart**

State of California )  
County of San Diego )

On **12/24/2008** before me, **Christiana Juarez** a notary public, personally appeared **Cindi Stewart**, 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 \_\_\_\_\_

*[Handwritten Signature]*

(Seal)



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



NV-08-00955-CS  
V850010

LOT 21, AS SHOWN ON THE MAP OF ASPEN VALLEY SUBDIVISION UNIT NO. 2, FILED IN  
THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON  
NOVEMBER 15, 1966, AS DOCUMENT NO. 34571.

