

DOC # 735889
01/15/2009 04:01PM Deputy: DW
OFFICIAL RECORD
Requested By:
STEWART TITLE - DOUGLAS
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-109 PG-2977 RPTT: 4,295.85

Trustee's Deed Upon Sale
Page 2

Recording requested by:

Mail tax statements \$
When recorded mail to:

EMC Mortgage Corporation
2780 Lake Vista Drive
Lewisville, TX 75067



Forward tax statements to the address given above

1010246

Space above this line for recorders use only

TS #
NV-08-182821-TD

Order # W861737

Loan # 0022499875

Trustee's Deed Upon Sale

A.P.N.: 1220-17-501-022

Transfer Tax: \$4,295.85

The undersigned grantor declares:

The grantee herein IS the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: \$1,101,227.11

The amount paid by the grantee at the trustee sale was: \$1,101,227.11

The documentary transfer tax is: \$4,295.85

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

CITIBANK, N.A., AS TRUSTEE FOR CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2007-AR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR5

(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:
see attached

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **DAVID BRODY AND ELIZABETH BRODY, HUSBAND AND WIFE AS JOINT TENANTS**, as trustor, dated 7/23/2007, and recorded on 8/1/2007 as instrument number 0706750, in Book 0807, Page 00428 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 7/23/2008, instrument no 727365, Book 0708, Page 5095, 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 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 **1/7/2009** 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 **\$1,101,227.11** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 1/8/2009

QUALITY LOAN SERVICE CORPORATION

By: *Eva Alvarez*
Eva Alvarez, Assistant Secretary

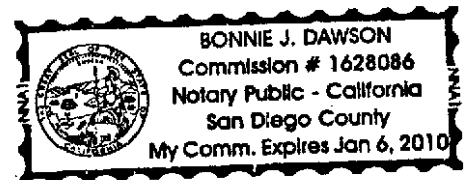
State of California)
County of San Diego)

On 1/13/09 before me, **Bonnie J. Dawson** 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 *Bonnie J. Dawson* (Seal)
Bonnie J. Dawson



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



**Exhibit A
LEGAL DESCRIPTION**

File Number: 1010246

That portion of the Northwest One-Quarter of the Northwest One-Quarter of Section 17, Township 12 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, more particularly described as follows:

PARCEL 3A:

Beginning at the Northeasterly corner of Parcel 1 of that certain Parcel Map #1019 for the Clark Family Trust, recorded in Book 796 at Page 4151 as Document No. 392836 of the Official Records of said Douglas County; thence Southerly along the Easterly line of said Parcel Map #1019, S. $0^{\circ}37'40''$ W., 426.75 feet to the TRUE POINT OF BEGINNING; THENCE continuing Southerly along said Easterly line, S. $0^{\circ}37'40''$ W., 300.00 feet; thence N. $69^{\circ}40'13''$ W., 420.10 feet; thence N. $89^{\circ}27'40''$ W., 63.00 feet to an angle point in the Westerly line of said Parcel Map #1019; thence Northerly along said Westerly line N. $0^{\circ}32'20''$ E., 157.18 feet; thence S. $89^{\circ}32'00''$ E., 458.75 feet to the TRUE POINT OF BEGINNING.

The above described parcel is shown as Parcel 3A on that Certain Record of Survey in support of a Boundary Line Adjustment for the Clark Family Trust and Jeffrey P. Pisciotta, recorded in Book 0301 at Page 1462 as Document No. 509940 of the Official Records of said Douglas County.

APN 1220-17-501-022

NOTE: Above metes and bound description appeared previously in that certain document recorded October 26, 2006, Book 1006, Page 9799, as instrument No. 687357.



BK-109
PG-2979