

RECORDING REQUESTED BY  
TD SERVICE COMPANY

And when recorded mail to  
AMERICAN HOME MORTGAGE  
RE: Loan # 0013537592/PERKINS  
4600 REGENT BLVD, STE 200  
IRVING, TX 75063



1009129

Space above this line for recorder's use

**TRUSTEE'S DEED UPON SALE**

The undersigned declares under penalty of perjury that the following declaration is true and correct:

- 1) The Grantee herein was the foreclosing Beneficiary.
- 2) The amount of the unpaid debt together with costs was ----- \$387,529.59
- 3) The amount paid by the Grantee at the Trustee's Sale was ----- \$310,717.50
- 4) The documentary transfer tax is ----- \$1,212.90
- 5) The city transfer tax is ----- \$.00
- 6) The monument preservation tax is ----- \$.00
- 7) Said property is in ~~Las Vegas~~ County of Douglas  
Gardnerville

T.D. SERVICE COMPANY

*Kimberly Coonrad*  
By \_\_\_\_\_  
Kimberly Coonrad, Trustee's Sale Officer

Dated: 11/19/08

APN: 1219-14-002-048

T.S. No: B364032 NV Unit Code: B Loan No: 0013537592/PERKINS  
Property Address: 830 FOOTHILL RD, GARDENERVILLE, NV 89460-6530

AHMSI DEFAULT SERVICES, INC.  
(herein called Trustee)

does hereby GRANT AND CONVEY, without any covenant or warranty, express or implied to

WELLS FARGO BANK, N.A., AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, SERIES  
2004-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES.

(herein called Grantee), such interest as Trustee has in that certain property described as follows:

SEE ATTACHED EXHIBIT

This conveyance is made pursuant to the authority vested in said Trustee, as Trustee or as duly appointed Trustee  
by the Deed of Trust described as follows:

Trustor: JEFFREY J. PERKINS, ANGELA WILSON-PERKINS

MAIL TAX STATEMENTS TO ADDRESS SHOWN ABOVE

Recorded June 8, 2004 as Instr. No. 0615529 in Book 0604 Page 04173 of Official Records in the office of the Recorder of DOUGLAS County; NEVADA , Whereas, the holder of the note secured by said Deed of Trust delivered to Trustee a written Declaration of Default and, pursuant thereto, a Notice of Default was recorded July 1, 2008 as Instr. No. ~~\*\*7261396~~ in Book 0708 Page 236 of Official Records in the office of the Recorder of DOUGLAS County; NEVADA . \*\*726136

Whereas, Trustee complied with all applicable statutory provisions of California Civil Code Sections 2924 et seq. and of the described Deed of Trust including the mailing, publication, personal delivery, and posting of the Notice of Default and Notice of Sale, as respectively appropriate.

Said Notice of Trustee's Sale stated the time and place that Trustee would sell its interest in the described property at public auction. On November 19, 2008, the date set forth in the Notice of Trustee's Sale or the properly postponed sale date, Trustee sold the described property to Grantee, the highest qualified bidder present, for the sum of \$310,717.50 Pro-tanto.

In Witness Whereof, the undersigned caused its corporate name and seal (if applicable) to be hereunto affixed.

Dated November 19, 2008

AHMSI DEFAULT SERVICES, INC.  
By T.D. Service Company, As Agent for the Trustee

BY *Kimberly Coonrad*  
Kimberly Coonrad, Assistant Secretary

BY *Frances Depalma*  
Frances Depalma, Assistant Secretary

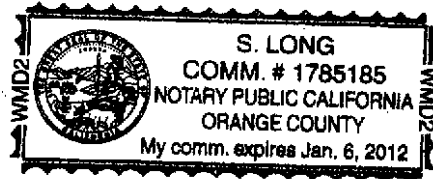
STATE OF CALIFORNIA )  
COUNTY OF ORANGE )SS  
S. LONG

On 11/19/08 before me, ~~KAY HENDRICKS~~, a Notary Public, personally appeared KIMBERLY COONRAD and FRANCES DEPALMA, 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 *S. Long* (Seal)



**Exhibit A  
LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE LYING AND BEING IN A PORTION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY CORNER OF THE PARCEL, SAID POINT BEING FURTHER DESCRIBED AS BEARING NORTH 1° 22' 20" EAST, A DISTANCE OF 1,307.15 FEET FROM THE SECTION CORNER COMMON TO SECTION 14, 15, 22 AND 23 TOWNSHIP 12 NORTH, RANGE 19 EAST; THENCE NORTH 51° 21' EAST A DISTANCE OF 250.00 FEET TO A POINT AT THE INTERSECTION OF THE PROPOSED WEST SIDE HIGHWAY 40 FOOT RIGHT-OF-WAY LINE AS STAKED; THENCE AT RIGHT ANGLES SOUTH 38° 39' EAST ALONG THE WESTERLY SIDE OF SAID PROPOSED HIGHWAY RIGHT-OF-WAY LINE, A DISTANCE OF 175.00 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF PARCEL; THENCE AT RIGHT ANGLES SOUTH 51° 21' WEST, A DISTANCE OF 250.00 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF PARCEL; THENCE AT RIGHT ANGLES NORTH 38° 20' WEST, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

"In Compliance with Nevada Revised Statute 111.312, the herein above legal description was taken from instrument recorded JUNE 8, 2004, Book 0604, Page 04171, as file No. 0615528, recorded in the official records of DOUGLAS State of Nevada."

ASSESSORS PARCEL NO. 1219-14-002-048

