

DOC # 743590  
05/20/2009 02:26PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
LSI TITLE AGENCY INC.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-509 PG-5366 RPTT: 1,550.25

Trustee's Deed Upon Sale  
Page | 1  
Recording Requested by:



When Recorded Mail to:  
AURORA LOAN SERVICES LLC  
C/O Aurora Loan Services  
327 South Inverness Drive  
Englewood, CO 80112

Forward tax statements to the address given above

APN No.: 1420-28-601-050

Space above this line for recorders use only

TS No.: NV-09-232612-CL Order No.: 090017367-NV-LPO Loan No.: 0021771894

## Trustee's Deed Upon Sale

Transfer Tax: \$1,550.25

The undersigned grantor declares:  
The grantee herein IS the foreclosing beneficiary.  
The amount of the unpaid debt together with costs was: \$397,467.15  
The amount paid by the grantee at the trustee sale was: \$397,467.15  
The documentary transfer tax is: \$1,550.25  
Said property is in the City of: MINDEN, 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

**AURORA LOAN SERVICES 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:

**SEE ATTACHED**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **DAVID A. MORRISON A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, as trustor, dated **9/26/2006**, and recorded on **10/2/2006** as instrument number **0685590**, in Book **1006**, Page **00292** 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 **1/14/2009**, instrument no **735779**, 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

Trustee's Deed Upon Sale

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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 5/13/2009 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 \$397,467.15 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 5/15/2009

QUALITY LOAN SERVICE CORPORATION

By:

*Eva Alvarez*  
Eva Alvarez, Assistant Secretary

State of California )  
County of San Diego)

On 5/19/09 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.

**Exhibit A  
LEGAL DESCRIPTION**

A parcel of land within the Northeast 1/4 of Section 28, Township 14 North, Range 20 East, M.D.B. & M., Douglas County, Nevada and more particularly described as follows: Commencing at the East 1/4 corner of Section 28, Township 14 North, Range 20 East, M.D.B. & M. which is marked by a GLO brass cap;

Thence North 74°52'22" West a distance of 1346.64 feet to a point on the easterly easement line Santa Inez Drive;

Thence North 00°08'51" East along said line a distance of 305.03 feet to a 5/8" rebar stamped PLS 3090;

Thence South 89°52'25" West a distance of 25.00 feet to a point on the centerline of Santa Inez Drive which is the TRUE POINT OF BEGINNING;

Thence North 89°52'25" East a distance of 356.62 feet to a 5/8" rebar with cap stamped PLS 6200;

Thence South 00°17'05" West a distance of 154.93 feet to a 5/8" rebar with cap stamped PLS 6200;

Thence South 89°49'53" West a distance of 331.30 feet to the centerline of Santa Inez Drive; Thence North 00°10'00" East along the said centerline a distance of 155.17 feet to the TRUE POINT OF BEGINNING.

The basis of bearings of the above description is the east line Parcel 2 of Parcel Map for Jim and Flodean Uebherr. Said line bears South 00°08'48" East as per Record Map No. 199530 filed in the office of the Douglas County Recorder.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 6, 2005, in Book 1005, Page 2549 as Document No. 657107 of Official Records.

Assessors Parcel No. 1420-28-601-050



BK-509  
PG-5368