

A.P.N. 1318-10-415-069

WHEN RECORDED MAIL TO

California Reconveyance Company
PO Box 6200
Northridge, CA 91328-6200

MAIL TAX STATEMENTS TO

U.S. Bank, National Association
7255 Baymeadows Way
Jacksonville, FL 32256
Mail Stop: JAXB2007



Space above this line for recorder's use only

Title Order No. 080108807-NV-GNO Trustee Sale No. 129637NV Loan No. 5304069031

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$588,990.71
- 3) The amount paid by the grantee at the trustee sale was \$318,750.00
- 4) The documentary transfer tax is \$1,244.10
- 5) Said property is in ZEPHYR COVE

and CALIFORNIA RECONVEYANCE COMPANY, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to U.S. Bank, National Association as trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2007-OA3 (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of DOUGLAS, State of Nevada, described as follows: LOT 3 IN BLOCK C, AS SHOWN ON THE MAP OF ZEPHYR HEIGHTS SUBDIVISION NO. 4, ACCORDING TO THE OFFICIAL MAP, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 7, 1955, AS DOCUMENT NO. 10441.

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 09/19/2006 and executed by BIX SMITH AND KATHLEEN SMITH, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP as Trustor, and Recorded 09/27/2006, Book 0906, Page 9612, Instrument 0685303 of Official Records of DOUGLAS County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County. All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of Default and Election to Sell Under Deed of Trust and of the Notice of Trustee's Sale and the posting of copies of said 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 the herein described property at public auction on 05/06/2009.

Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$318,750.00 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale, in full satisfaction of the indebtedness then secured by said Deed of Trust.

Date: 5/15/09

CALIFORNIA RECONVEYANCE COMPANY, as Trustee



KARIME ARIAS, ASSISTANT SECRETARY.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 5/15/09 before me, SIERRIE HERRADURA, "Notary Public," personally appeared KARIME ARIAS, 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  (Seal)

SIERRIE HERRADURA

