

DOC # 746366
06/30/2009 03:57PM Deputy: DW
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-609 PG-9921 RPTT: 1,306.50



APN No.: 1220-03-210-042
Recording Requested by:

When Recorded Mail to:
Federal National Mortgage Association
C/O One West Bank FSB
6900 Beatrice Drive
Kalamazoo, MI 49009

Forward tax statements to the address given above

Space above this line for recorders use only

TS No.: NV-09-238498-TC Order No.: 090051504-NV-LPO Loan No.: 1006629180

Trustee's Deed Upon Sale

Transfer Tax: \$1,306.50

The undersigned grantor declares:
The grantee herein IS the foreclosing beneficiary.
The amount of the unpaid debt together with costs was: \$334,644.54
The amount paid by the grantee at the trustee sale was: \$334,644.54
The documentary transfer tax is: \$1,306.50
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

Federal National Mortgage Association

(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:
Being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 3, Township 12 North, Range 20 East further described as follows: Lot 22, Block E, as set forth on Final Subdivision Map LDA 01-047, Planned Unit Development for Arbor Gardens, Phase 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada on October 18, 2002, Book 1002, Page 8115, as Document No. 555262, and by Certificate of Amendment recorded February 20, 2003, in Book 0203, at Page 7818, as Document No. 567590.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by DEBRA JANE BACCHI, AN UNMARRIED WOMAN, as trustor, dated 10/17/2005, and recorded on 10/24/2005 as instrument number 0658613, in Book 1005, Page 10696 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 1/26/2009, instrument no 736422, 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 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 5/27/2009 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 \$334,644.54 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 6/29/2009

QUALITY LOAN SERVICE CORPORATION

By:




Karla Sanchez, Assistant Secretary

State of California)
County of San Diego)

On 6/29/09 before me, D.E. Turner a notary public, personally appeared Karla Sanchez, 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)
D.E. Turner



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