

RECORDING REQUESTED BY:
Fidelity National Title Insurance Company

Requested By:
TITLE COURT SERVICES
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-709 PG-4067 RPTT: 380.25

WHEN RECORDED TO AND
FORWARD TAX STATEMENTS TO:
WELLS FARGO BANK, N.A., AS TRUSTEE
FOR ABFC 2006-OPT1 TRUST, ABFC
ASSET-BACKED CERTIFICATES, SERIES
2006-OPT1
c/o AMERICAN HOME MORTGAGE
SERVICING
4875 Belfort Road, Suite 130
Jacksonville, FL 32256



The undersigned hereby affirms that there is no Social Security number contained in this document

Trustee Sale No. 09-00622-3 NV
APN: 1220-15-410-029

Client Reference No. 0021672696

TRUSTEE'S DEED UPON SALE

TRANSFER TAX: 380.25

The grantee herein WAS the foreclosing beneficiary.
The amount of the unpaid debt was: \$ 316,147.27
The amount paid by the grantee was: \$97,500.00
Said property is in the city of Gardnerville, County of Douglas

Fidelity National Title Insurance Company, 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 WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2006-OPT1 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1 (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:

LOT 19, BLOCK N, AS SAID LOT AND BLOCK AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 10, 1967, IN MAP BOOK 1, PAGE 55, AS DOCUMENT NO. 35914.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by JON BURRIER AND LISA BURRIER, HUSBAND AND WIFE, AS JOINT TENANTS as Trustor, dated May 31, 2006 of the 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 Default of Election to Cause Sale of Real Property under the Deed of Trust recorded on June 5, 2006, as Instrument No. 0676638, in Book N/A, in Page N/A 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 Breach and Default of Election to Cause Sale of Real Property under the Deed of Trust within



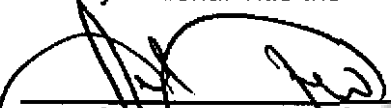
ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified return receipt mail, postage prepaid to each person entitled to notice in compliance with Nevada Civil Code 107.050

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Breach and Default of Election to Cause Sale of Real Property under the Deed of Trust and Notice of Trustee's Sale, and the posting of copies of 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 said real property at public auction on July 1, 2009. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$97,500.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Fidelity National Title Insurance Company, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: July 6, 2009

Fidelity National Title Insurance Company, as Trustee




Josh Greco, Authorized Signature

State of California)ss.
County of San Francisco)ss

On July 6, 2009 before me, Natalie Gold, Notary Public, personally appeared Josh Greco, 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.



Natalie Gold # 1828450
My Commission Expires December 27, 2012

