

[RECORDING REQUESTED BY:]
Trustee Corps
c/o Security Union Title Insurance Company
2112 Business Center Dr. 2nd Flr
Irvine, CA 92612

DOC # 0748320
08/05/2009 08:54 AM Deputy: GB

OFFICIAL RECORD

Requested By:

DOCUMENT PROCESSING

SOLUTIONS

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0809 PG- 766 RPTT: # 2

[WHEN RECORDED MAIL TO
AND SEND TAX STATEMENTS TO:]

FEDERAL HOME LOAN MORTGAGE CORPORATION
475 Crosspoint Parkway
P.O. BOX 9000
Getzville, NY 14068-9000



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

[SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY]

Trustee Sale# NV0939371-3 Loan # 172891830 Order# 55005218

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: **\$276,214.06**
- 3) The amount paid by the Grantee at the trustee sale was: **\$123,300.00**
- 4) The documentary transfer tax is **\$0.00**
- 5) Said property is in the city of GARDNERVILLE
- 6) A.P.N. 1220-04-515-022

and MTC FINANCIAL, INC. dba TRUSTEE CORPS (herein called Trustee), as the duly appointed Substituted Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to FEDERAL HOME LOAN MORTGAGE CORPORATION (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 35, OF CARSON VALLEY ESTATES SUBDIVISION, UNIT NO .3, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 15, 1971, IN BOOK 91, PAGE 235, AS DOCUMENT NO. 54454. TOGETHER WITH ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A LOT LINE ADJUSTMENT BETWEEN LOT A-3 IN BLOCK C AS SHOWN ON THE AMENDED PLAT OF VALLEY VILLA SUBDIVISION FILED FOR RECORD ON NOVEMBER 30, 1988, AS DOCUMENT NO. 191759, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND LOT 35 AS SHOWN ON THE FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 3 FILED FOR RECORD IN BOOK 91 AT PAGE 235, AS DOCUMENT NO. 54454, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF AFORESAID LOT A-3, THENCE ALONG THE NORTH LINE OF LOT A-3, SOUTH 89°44'36" WEST, A DISTANCE OF 1.56 FEET TO AN ANGLE POINT IN SAID LINE WHICH POINT IS COMMON WITH THE ANGLE POINT IN THE SOUTH LINE OF LOT 38 OF AFORESAID CARSON VALLEY ESTATES; THENCE LEAVING SAID NORTH LINE, NORTH 89°22'36" WEST, A DISTANCE OF 100.87 FEET; THENCE NORTH 00°43'26" EAST, A DISTANCE OF 1.76 FEET; THENCE NORTH 88°17'48" WEST A DISTANCE OF 72.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88° 17' 48" WEST, A DISTANCE OF 1.48 FEET TO THE WEST LINE OF SAID LOT A- 3; THENCE ALONG SAID LINE NORTH 00°18'53" WEST, A DISTANCE OF 7.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT A-3 ALSO



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BEING A POINT ON THE SOUTH LINE OF SAID LOT 35; THENCE ALONG SAID SOUTH LINE THRU A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 06°35'53" EAST, A DISTANCE OF 465.00 FEET, WITH A CENTRAL ANGLE OF 00°17'04", AND AN ARC LENGTH OF 2.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 35; THENCE LEAVING SAID LINE SOUTH 06°18'46" WEST, A DISTANCE OF 7.04 FEET TO THE TRUE POINT OF BEGINNING.

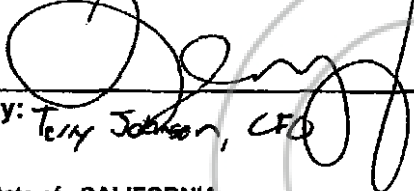
RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 07/20/2007, and executed by **SALVADOR BRAVO-FUENTES AND JUANA NAVARRO DE BRAVO, HUSBAND AND WIFE, AS JOINT TENANTS** as Trustor, and **Recorded on 07/27/2007 as Document No. 0706406** 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 **07/29/2009**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being **\$123,300.00** 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.

Dated: **07/29/2009**

TRUSTEE CORPS, as Successor Trustee


By: Terry Johnson, CFO

State of **CALIFORNIA**

County of **ORANGE**

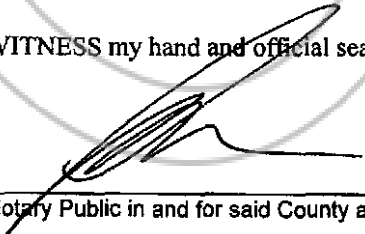
Paul Kim

On **07/29/2009** before me, _____, a notary public, personally appeared _____

Terry Johnson 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.


Notary Public in and for said County and State

