

DOC # 748967  
08/14/2009 12:59PM Deputy: SD  
OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN NATIONAL  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: 17.00  
BK-809 PG-3382 RPTT: 2,281.50

APN#: 1220-10-610-001

RECORDING REQUESTED BY:  
FIRST AMERICAN NATIONAL DEFAULT  
TITLE  
3 FIRST AMERICAN WAY  
SANTA ANA, CA 92707

MAIL TAX STATEMENTS TO AND  
WHEN RECORDED MAIL TO:

BANK OF AMERICA, NA  
P.O. BOX 479  
PASADENA, CA 91102-0479

*4056725-MS*

The Undersigned Hereby Affirms That There Is No Social Security Number  
Contained In This Document.

**TRUSTEE'S DEED UPON SALE**



APN: 1220-10-610-001

WHEN RECORDED MAIL TO  
Bank Of America  
P.O. Box 479  
Pasadena, CA 91102-0479

MAIL TAX STATEMENTS TO

Same As Above

Title Order No. 4056725

Trustee Sale No.60178

Loan No.26-28803-273

### TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- |    |  |              |
|----|--|--------------|
| 1) | The Grantee herein <u>was</u> the foreclosing beneficiary. |              |
| 2) | The amount of the unpaid debt together with costs was      | \$645,269.09 |
| 3) | The amount paid by the grantee at the trustee sale was     | \$584,573.75 |
| 4) | The documentary transfer tax is                            | \$2,281.60   |

Said property is in City of Gardnerville ----- A.P.N. 1220-10-610-001

and FCI Lender Services, Inc., (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 BANK OF AMERICA, N.A, A NATIONAL BANKING ASSOCIATION (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: Exhibit "A" Attached Hereto and Made A Part Hereof.

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 10/17/2007 and executed by Wayne Prouty and Debbie Prouty and Recorded on 10/17/2007 As Document # 711320 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 07/31/09. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$584,573.75 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.

**FIRST AMERICAN TITLE COMPANY  
AS AN ACCOMMODATION ONLY**



Date: 07/31/09

FCI Lender Services, Inc., As Trustee

\_\_\_\_\_  
Vivian Prieto, Vice President

State of California

County of Orange

On 07/31/09 before me, \*\*\*\*\*Aleisa Bierman\*\*\*\*\*, a Notary Public in and for said county, personally appeared Vivian Prieto, who has 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.

Aleisa Bierman  
Notary Public in and for said County and State





### EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, CITY OF GARDNERVILLE, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395 BEING THE BEGINNING OF A CURVATURE AT STATION 289 + 97.69 (TANGENT BEARS SOUTH 44°45'21" EAST), SAID POINT BEARING NORTH 45°14'39" EAST, 4.10 FEET FROM A FOUND RIGHT-OF-WAY MONUMENT PER RECORD OF SURVEY FOR STODDARD JACOBSEN RECORDED IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 129795; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 44°45'21" EAST, 918.44 FEET TO THE NORTHWESTERLY CORNER OF PARCEL 3-C-2-C AS SHOWN ON PARCEL MAP #4 FOR JACOBSEN FAMILY TRUST OF 1982 RECORDED IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 338399; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 44°45'21" EAST, 159.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°59'14" WEST, 191.79; THENCE NORTH 00°42'58" WEST, 87.16 FEET; THENCE SOUTH 44°45'21" EAST, 302.87 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF CHARLOTTE WAY PER FINAL MAP FOR JEWELL COMMERCIAL PARK, PHASE 2, RECORDED JULY 24, 1997 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 417846; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY SOUTH 29°35'16" WEST, 141.32 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, CENTRAL ANGLE OF 105°39'23" AND AN ARC LENGTH OF 82.98 FEET TO A POINT ON SAID RIGHT-OF-WAY OF U.S. HIGHWAY 395; THENCE ALONG SAID RIGHT-OF-WAY NORTH 44°45'21" WEST, 96.56 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS A PORTION OF LOT 2, BLOCK A OF JEWEL COMMERCIAL PARK, PHASE 2 RECORDED JULY 24, 1997 IN BOOK 797, PAGE 4043, AS DOCUMENT NO. 417846.

REFERENCE IS MADE TO RECORD OF SURVEY RECORDED AUGUST 26, 1997 IN BOOK 897, AT PAGE 4697, AS DOCUMENT NO. 420220.

1220-10-610-001