

DOC # 0749169
08/19/2009 02:40 PM Deputy: SD

OFFICIAL RECORD

Requested By:
LSI TITLE AGENCY INC

APN # 1121-5-515-010

1121-05-515-010

[RECORDING REQUESTED BY:]

Trustee Corps

c/o Fidelity National Title Insurance Company

2112 Business Center Dr. 2nd Flr

Irvine, CA 92612

Douglas County - NV
Karen Ellison - Recorder

Page: 1 of 2 Fee: 15.00
BK-0809 PG-4270 RPTT: # 2



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

FEDERAL HOME LOAN MORTGAGE CORPORATION

155 North Lake Ave

Pasadena, CA 91101

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# NV0936405-1 Loan # 1009684760 Order# 090165475

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

Exempt 2

- 1) The Grantee herein WAS the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was: **\$252,387.47**
- 3) The amount paid by the Grantee at the trustee sale was: **\$149,205.00**
- 4) The documentary transfer tax is **\$0.00**
- 5) Said property is in the city of GARDNERVILLE
- 6) A.P.N. 1121-05-515-010

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:

A LEASEHOLD ESTATE AS CREATED BY THAT CERTAIN LEASE DATED JUNE 3, 2005, MADE BY AND BETWEEN JOHNSON DEVELOPMENT LLC, A NEVADA LIMITED LIABILITY COMPANY, AS LESSOR AND BRANDON F. WILSON AND NATALIE J. WILSON, HUSBAND AND WIFE, AS JOINT TENANTS, RECORDED SEPTEMBER 28, 2005, IN BOOK 0905, PAGE 10876, AS DOCUMENT NO. 656115, AND BY ASSIGNMENT OF LEASE WHEREIN BRANDON F. WILSON RELINQUISHES HIS COMMUNITY INTEREST TO NATALIE J. WILSON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY RECORDED MAY 24, 2006, IN BOOK 0506, PAGE 9816, AS DOCUMENT NO. 675793, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, IN AND TO THE FOLLOWING:

LOT 139, AS SET FORTH ON THE RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT, UNIT NO. 5, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JULY 26, 2004, IN BOOK 0704, PAGE 10502, AS DOCUMENT NO. 619666.



Trustee Sale# **NV0936405-1** Loan # **1009684760** Order# **090165475**

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **03/22/2007**, and executed by **NATALIE WILSON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY** as Trustor, and **Recorded on 03/30/2007 as Document No. 0698319** 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 **08/04/2009**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being **\$149,205.00** 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: **08/04/2009**

TRUSTEE CORPS, as Successor Trustee



By: **Brent Alban,**
Trustee Sale Officer

State of **CALIFORNIA**

County of **ORANGE**

On **08/04/2009** before me, **Paul Kim**, a notary public, personally appeared _____

Brent Alban 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

