

DOC # 751447
09/30/2009 11:46AM Deputy: KE
OFFICIAL RECORD
Requested By:
NORTHERN NEVADA TITLE CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-909 PG-6284 RPTT: 1,244.10



APN No.: 1220-01-002-030
Recording Requested by:

When Recorded Mail to:
AMTRUST BANK
C/O AMTRUST BANK
1111 Chester Avenue
CLEVELAND, OH 44114

Forward tax statements to the address given above

00-1090569-TSG

Space above this line for recorders use only

TS No.: NV-09-265766-CH Order No.: 33-00836868

Trustee's Deed Upon Sale

Transfer Tax: \$1,244.10

The undersigned grantor declares:

The grantee herein **IS** the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: **\$553,729.66**

The amount paid by the grantee at the trustee sale was: **\$319,000.00**

The documentary transfer tax is: **\$1,244.10**

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

AMTRUST BANK

(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:

See attached

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **KURT R FORD UNMARRIED MAN**, as trustor, dated **11/10/2005**, and recorded on **11/14/2005** as instrument number **0660632**, in Book **1105**, Page **5348** 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 **3/23/09**, instrument no **2009-740031**, 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 **9/23/2009** 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 **\$319,000.00** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: **9/24/2009**

QUALITY LOAN SERVICE CORPORATION

By:

Karla Sanchez, Assistant Secretary

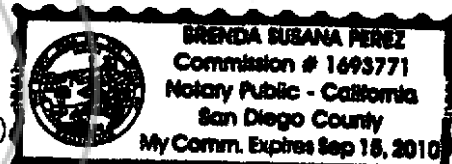
State of California)
County of San Diego)

On 9/28/09 before me, **Brenda Susana Perez** 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 Brenda Susana Perez (Seal)
Brenda Susana Perez



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



**DO-1090369-TSG
1090569**

EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Situate in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 12 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, described as follows:

Property commonly known as Lot 12 of that certain unrecorded subdivision map of PINENUT SUBDIVISION UNIT NO. 2, as more particularly described as follows:

BEGINNING at a point on the Southeasterly side of the Fish Springs Road, which is also the Northwesterly corner of the Lot, and from which the South $\frac{1}{4}$ corner of said Section 1, Township 12 North, Range 20 East, M.D.B. &M., bears South $45^{\circ}43'27''$ West, 851.89 feet; thence along the Southeasterly side of Fish Springs Road North $45^{\circ}11'35''$ East, 634.42 feet; thence along the East side of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 1; thence South $0^{\circ}00'40''$ West, 533.70 feet; thence North $89^{\circ}50'20''$ West, 365.00 feet; thence North $44^{\circ}48'25''$ West, 120.63 feet to the POINT OF BEGINNING.

Assessor's Parcel No. 1220-01-002-030

Reference is made to Record of Survey filed for record with the Douglas County recorder on November 9, 1989 in Book 1189, Page 1290, as Document No. 214433.

"In compliance with Nevada Revised Statute 111.312, the herein above legal description was taken from Instrument recorded July 19, 2000, Book 0700, Page 2507, as File No. 495917, recorded in the official records of Douglas County, State of Nevada."