

DOC # 753350
11/05/2009 01:10PM Deputy: DW
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-1109 PG-1134 RPTT: EX#002

RECORDING REQUESTED BY:
CR Title Services, Inc.

C/O AND WHEN RECORDED TO: *Federal National*
CITIMORTGAGE INC. *Mortgage Association*
ATTN: REO DEPARTMENT
C/O CR TITLE SERVICES
1000 TECHNOLOGY DRIVE, MS-314
O'FALLON, MO 63368-2240
Forward Tax Statements to the address given above



APN 1220-03-110-025
TS # T09-48317-NV
Investor #: Order #: 4078294

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S DEED UPON SALE

A.P.N.: 1220-03-110-025
TRANSFER TAX: \$0.00
The Grantee Herein was The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was \$417,080.95
Amount Paid By The Grantee Was \$331,902.22
Said Property Is In The City Of GARDNERVILLE, County of DOUGLAS

THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE, SECTION 480.3

CR Title Services, Inc., 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

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(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 Legal Description

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by SCOTT STEPHENSON, AN UNMARRIED MAN as Trustor, dated 02-02-2006 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 Election to Sell under the Deed of Trust recorded on 02-07-2006, instrument number 0667492 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 Breach and Election to Sell within



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TRUSTEE'S DEED UPON SALE

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 pre-paid 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 Default and Election to Sell under 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 **10-28-2009**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$331,902.22**, 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, CR Title Services, Inc., as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 11-02-2009

CR Title Services, Inc.



Tamra Williams, Assistant Vice President

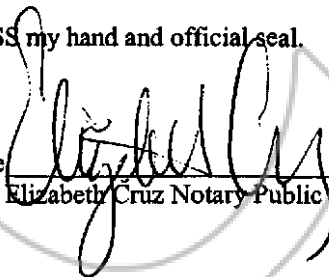
State of MO }ss
County of SAINT CHARLES}ss

On November 02, 2009 before me, Elizabeth Cruz, Notary Public, personally appeared Tamra Williams, 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 MO that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



Elizabeth Cruz Notary Public

(seal)

ELIZABETH CRUZ
Notary Public - Notary Seal
State of Missouri
St. Louis County
Commission #08637629
My Commission Expires 09/16/2012



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Legal Description

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN SECTION 3, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

LOT 19, IN BLOCK C, OF THE FINAL SUBDIVISION MAP, A PLANNED UNIT DEVELOPMENT PD-03-010 FOR STODICK ESTATES SOUTH, PHASE 1, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON DECEMBER 13, 2004 IN BOOK 1204, AT PAGE 5284, AS DOCUMENT NO. 631678, AND BY CERTIFICATE OF AMENDMENT RECORDED JANUARY 28, 2005 IN BOOK 0105, AT PAGE 10247, AS DOCUMENT NO. 635505.

AFFECTS ALL LOTS EXCEPT BLOCK A

