



APN No.: 1121-05-512-021
Recording Requested by:

When Recorded Mail to:
Federal National Mortgage Association
C/O OneWest Bank, FSB
2900 Esperanza Crossing
Austin, TX 78758

Forward tax statements to the address given above

Space above this line for recorders use only

TS No.: NV-09-280703-TC Order No.: 090333251-NV-LPO

Trustee's Deed Upon Sale

"This instrument is being recorded as an
ACCOMMODATION ONLY, with no
Representation as to its effect upon title"

The undersigned grantor declares:
The grantee herein **IS** the foreclosing beneficiary.
The amount of the unpaid debt together with costs was: **\$230,179.28**
The amount paid by the grantee at the trustee sale was: **\$230,179.28**
The documentary transfer tax is: **\$0.00**
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

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:

Lot 64, as set forth on Record of Survey of PINEVIEW DEVELOPMENT, UNIT NO.3, filed for record in the Office of the Douglas County Recorder on February 15, 2002 in Book 0202, Page 5047, as Document No. 534795 and by Amended Record of Survey recorded September 10, 2002, In Book 0902, Page 2510, as Document No. 551762.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **MICHAEL ZIMMER AND APRIL ZIMMER, HUSBAND AND WIFE**, as trustor, dated **6/7/2006**, and recorded on **6/8/2006** as instrument number **0676847**, in Book **0606**, Page **2705** 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 **5/12/2009**, instrument no **742981**, 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 **1/20/2010** 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 **\$230,179.28** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: **1/22/2010**

QUALITY LOAN SERVICE CORPORATION

By:

Karla Sanchez, Assistant Secretary

State of California)
County of San Diego)

On 1/25/10 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  (Seal)
Brenda Susana Perez



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