

APN # 1220-16-310-100

[RECORDING REQUESTED BY:]
Trustee Corps
c/o Fidelity National Title Insurance Company
30 Corporate Park Dr., Suite 400
Irvine, CA 92606

[WHEN RECORDED MAIL TO
AND SEND TAX STATEMENTS TO:]
WACHOVIA MORTGAGE CORPORATION
3476 Stateview Blvd.
Fort Mill, SC 29715

DOC # 761194
03/30/2010 02:39PM Deputy: PK
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-310 PG-6907 RPTT: EX#002



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# NV0526448 Loan # 0007890321 Order# 080020166

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein WAS the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was: **\$288,169.30**
- 3) The amount paid by the Grantee at the trustee sale was: **\$288,169.30**
- 4) The documentary transfer tax is **\$**
- 5) Said property is in the city of GARDNERVILLE
- 6) A.P.N. 1220-16-310-100

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 NATIONAL MORTGAGE 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:

PARCEL 1

Parcel 13, as shown on the Final Map #PD 04-003 for SEQUOIA VILLAGE PLANNED DEVELOPMENT, recorded March 16,2006, in Book 0306, at page 5641, as Document No. 669980 in the Official Records of Douglas County, Nevada.

PARCEL 2

An easement for open space, public utility, drainage and access over Parcel B, Common Area, as shown on the Final Map #PD 04-003, for SEQUOIA VILLAGE PLANNED DEVELOPMENT, recorded March 16,2006, in Book 0306, at page 5641, as Document No. 669980, in the Official Records of Douglas County, Nevada!

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Trustee Sale# **NV0526448** Loan # **0007890321** Order# **080020166**

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **12/19/2007**, and executed by **DONAL KEITH AN UNMARRIED MAN** as Trustor, and **Recorded on 12/24/2007 as Document No. 715235** 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 **03/24/2010**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being **\$288,169.30** 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: **03/24/2010**

TRUSTEE CORPS, as Successor Trustee

By:  **Ryan Newman,**
Trustee Sale Officer


State of **CALIFORNIA**

County of **ORANGE**

On **03/24/2010** before me, **Paul Kim**, a notary public, personally appeared **Ryan Newman** 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

