

DOC # 762599
04/26/2010 02:34PM Deputy: SG
OFFICIAL RECORD
Requested By:
NORTHERN NEVADA TITLE CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-410 PG-4731 RPTT: EX#002



A.P.N.: 1220-16-310-073
WHEN RECORDED MAIL TO:
Greater Nevada Mortgage Services
4070 Silver Sage Drive
Carson City, NV,89701

AND WHEN RECORDED MAIL TAX STATEMENTS TO:
FNMA
4070 Silver Sage Drive
Carson City, NV,89701
Attn: Foreclosure Dept

00-1092516-7SG
T.S. # 09-36175 Loan No: 7768

SPACE ABOVE LINE FOR RECORDER'S USE

TRUSTEE'S DEED UPON SALE

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

Transfer Tax: \$0.00

The Grantee Herein was the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was **\$132,913.52**

The Amount Paid by the Grantee was **\$132,913.52**

Said Property is in the City of **Douglas County, Ninth Judicial District, County of Douglas**

Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT without covenant or warranty to

Federal National Mortgage Association

(herein called Grantee) but without covenant or warranty, expressed or implied, all rights, 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 89, IN BUILDING L, AS SET FORTH ON THE MAP OF SEQUOIA VILLAGE TOWNHOUSES 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 14, 1979 IN BOOK 1179, PAGE 776, AS DOCUMENT NO. 38712, AND AS CORRECTED BY CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980, AS DOCUMENT NO. 46136

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **KENNETH R. SHARAPATA AND TRACE BEERS-SHARAPATA, HUSBAND AND WIFE AS JOINT TENANTS** as Trustor, dated **5/13/2005** 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 **5/19/2005**, instrument number **0644834** Book **0505**, Page **9027** 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 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



TRUSTEE'S DEED UPON SALE

T.S. #: 09-36175
Loan #: 7768
Order #: 33-80102533

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 4/14/2010. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ \$132,913.52, in lawful money of the United States, in proper, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

Date: 4/15/2010

Old Republic Default Management Services, a Division of
Old Republic National Title Insurance Company

Vanessa Perez, Assistant Secretary

State of California} ss
County of Orange}

STEVEN E. ARREDONDO

On 4/15/2010 before me, the undersigned, ~~Renea Borunda~~ Notary Public, personally appeared Vanessa Perez, 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)
Renea Borunda **STEVEN E. ARREDONDO**

