

DOC # 763388  
05/11/2010 12:49PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
LSI TITLE AGENCY INC.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-510 PG-1752 RPTT: EX#002

AP# 1420-08-212-007  
MAIL TAX STATEMENTS TO:  
RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL TO:

JP MORGAN CHASE HOME FINANCE (OHIO)  
800 BROOKSEGE BOULEVARD  
WESTERVILLE OH 43081



SPACE ABOVE THIS LINE FOR RECORDER'S

USE

The Undersigned Hereby Affirms That There Is No Social Security Number Contained In This Document.

TRA:

Trust No. 1257028-11  
Loan No. XXXXXX6017

Document Transfer Tax \$.00

Grantee was/was not the foreclosing beneficiary;

consideration \$285,448.83

unpaid debt \$285,448.83 non exempt amount

Computed on the consideration or value of real property conveyed

Computed on the consideration or value less liens or encumbrances remaining at time of sale.

*Paige Shapiro*

Signature of Declarant or Agent

*Paige Shapiro*

## TRUSTEE'S DEED UPON SALE

CAL-WESTERN RECONVEYANCE CORPORATION, a corporation, (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to FEDERAL NATIONAL MORTGAGE ASSOCIATION (herein called Grantee) the real property in the City of CARSON CITY County of DOUGLAS, State of Nevada, described as follows:

**LOT 8, IN BLOCK 1, AS SHOWN ON THE AMENDED MAP OF SUNRIDGE HEIGHTS, PHASE 5B, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON FEBRUARY 22, 1995, IN BOOK 295, PAGE 3219, AS DOCUMENT NO. 356642.**

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by **DENNIS E CAUGHRAN, GHALIA CAUGHRAN HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON** as Trustor, recorded April 06, 2009, as Document No. 0740866 in Book 0409 Page 1259, of official records in the office of the Recorder of DOUGLAS County, Nevada and pursuant to the Notice of Default recorded December 24, 2009, as Document No. 756203 in Book 1209, Page 6008 of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.



**TRUSTEE'S DEED UPON SALE**

Trust No: 1257028-11  
Loan No: XXXXXX6017

A Notice of Trustee's Sale was published once a week for three consecutive weeks in a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted by the Trustee or its authorized representative of said County in three public places.


At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on **April 28, 2010** to said Grantee, being the highest bidder therefore, for **\$285,448.83** cash, lawful money of the United States, in satisfaction pro tanto of the indebtedness then secured by said Deed of Trust.

Dated: **May 06, 2010**

IN WITNESS WHEREOF, **CAL-WESTERN RECONVEYANCE CORPORATION**, as Trustee, has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Dated: **May 06, 2010**

**CAL-WESTERN RECONVEYANCE CORPORATION**

  
\_\_\_\_\_  
Rhonda Rorie, A.V.P.

State of California )  
County of San Diego )

On **MAY 07 2010** before me, **SUSAN L. MEYERS**,  
a Notary Public, personally appeared **Rhonda Rorie, A.V.P.**,

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

(Seal)

Signature 

