

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
And SEND TAX STATEMENT TO:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O EVERHOME MORTGAGE COMPANY
8100 NATIONS WAY
JACKSONVILLE, FL 32256

Trustee's Sale No: 07-FEE-80599

APN NO. 1320-30-511-010

090542550



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:

- 1. The Grantee herein was the foreclosing beneficiary.**
- 1. The amount of the unpaid debt together with costs was \$427,793.59.**
- 2. The amount paid by the Grantee at the Trustee's Sale was \$427,793.59.**
- 3. The documentary transfer tax is: _____ 0 _____.**

THIS INDENTURE made May 12, 2010, between REGIONAL SERVICE CORPORATION, a California corporation, hereinafter called Trustee and FEDERAL NATIONAL MORTGAGE ASSOCIATION, hereinafter called Grantee, **WITNESSETH:**

WHEREAS, WARD JOSEPH KOEPENICK & MARILYN LOUISE KOEPENICK, HUSBAND AND WIFE, by a Deed of Trust dated 3/1/2007, and recorded 3/16/2007 in Volume 0307, page 5358,, as Instrument No. 0697205, of Official Records in the office of the Recorder of DOUGLAS County, NEVADA, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of a certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Beach and Default, to which reference is hereby made; and,

WHEREAS, on 7/24/2009, the then Beneficiary, or holder of said note did execute and deliver to the Trustee written declaration of default and demand for sale and thereafter there was filed



for record on 7/29/2009, in the office of the County Recorder of DOUGLAS County, NEVADA, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Instrument No. 747953, of Official Records of said County and,

WHEREAS, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the Statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in a newspaper of general circulation printed and in each county in which the property or any part thereof is situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust, sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States of America on May 12, 2010, at 01:00 PM, of said day, **AT THE 8TH STREET ENTRANCE TO THE COUNTY COURTHOUSE, 1616 EIGHTH STREET, in the City of MINDEN, County of DOUGLAS, State of NEVADA,** and

WHEREAS, three true and correct copies of said Notice were posted in three of the most public places in the County of DOUGLAS, State of NEVADA, in which said sale was noticed to take place, and where the property was to be sold for not less than twenty days before the date of sale therein fixed, and,

WHEREAS compliance having been made with all the statutory provisions of the State of NEVADA and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place aforesaid did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of \$427,793.59, said Grantee being the highest and best bidder therefore,

NOW, THEREFORE, Trustee, in consideration of the premises recited and the sum of the above mentioned bid paid by the Grantee, the receipt whereof is hereby acknowledged, and by virtue of these premises, does **GRANT AND CONVEY**, but without warranty or covenants, expressed or implied, unto the said Grantee, FEDERAL NATIONAL MORTGAGE ASSOCIATION, all that certain property situate in the County of DOUGLAS, State of NEVADA, described as follows:

LOT 14, IN BLOCK B, AS SET FORTH ON FINAL MAP PD 02-04 FOR LA COSTA AT MONTE VISTA PHASE I, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON APRIL 25, 2005 IN BOOK 0405, AT PAGE 9815, AS DOCUMENT NO. 642625, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

Tax Parcel No: 1320-30-511-010



IN WITNESS WHEREOF, the said REGIONAL SERVICE CORPORATION, as Trustee has this day caused its corporate name to be hereunto affixed by its **AUTHORIZED AGENT** thereunto duly authorized by resolution of its Board of Directors.

Dated: 5/18/2010

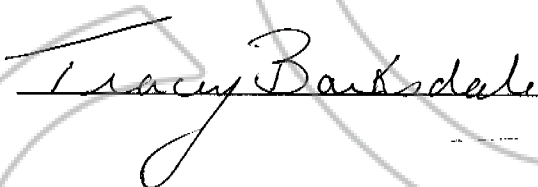
REGIONAL SERVICE CORPORATION,
Trustee

By 
JEAN GREAGOR, AUTHORIZED AGENT

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On 5/18/2010, before me, the undersigned, a Notary Public in and for said state, duly commissioned and sworn, personally appeared JEAN GREAGOR, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, as AUTHORIZED AGENT, on behalf of the corporation therein named and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



TRACY M. BARKSDALE

NOTARY PUBLIC in and for the State of
WA, residing at: Seattle

My commission expires: 9/26/11

