

A.P.N. 1318-25-101-007

STEWART TITLE



WHEN RECORDED MAIL TO

California Reconveyance Company
PO Box 6200
Northridge, CA 91328-6200

MAIL TAX STATEMENTS TO

Washington Mutual Bank
7255 Baymeadows Way
Jacksonville, FL 32256
Mail Stop: JAXB2007

Space above this line for recorder's use only

Title Order No. 1026694 Trustee Sale No. 138969NV Loan No. 3012433219

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 \$1,612,597.48
- 3) The amount paid by the grantee at the trustee sale was \$1,062,500.00
- 4) The documentary transfer tax is \$4,143.75
- 5) Said property is in STATELINE

and **CALIFORNIA RECONVEYANCE COMPANY**, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to U.S. Bank, National Association as trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2007-OA3 (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: **SEE EXHIBIT "A"**



Title Order No. 1026694 **Trustee Sale No. 138969NV** Loan No. 3012433219

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 01-10-2007 and executed by RAYMOND K KAROSAS AND, LINDA KAROSAS HUSBAND AND WIFE as Trustor, and Recorded 01-12-2007, Book 0107, Page 3812, Instrument 0692677 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 06-30-2010.

Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$1,062,500.00 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, in full satisfaction of the indebtedness then secured by said Deed of Trust.

Date: 7/7/10

CALIFORNIA RECONVEYANCE COMPANY, as Trustee



DALILA OCHOA, ASSISTANT SECRETARY



Title Order No. 1026694 **Trustee Sale No. 138969NV** Loan No. 3012433219

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 7/7/10 before me, FRED RESTREPO, "Notary Public," personally appeared DALILA OCHOA, 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 *Fred Restrepo* (Seal)
FRED RESTREPO

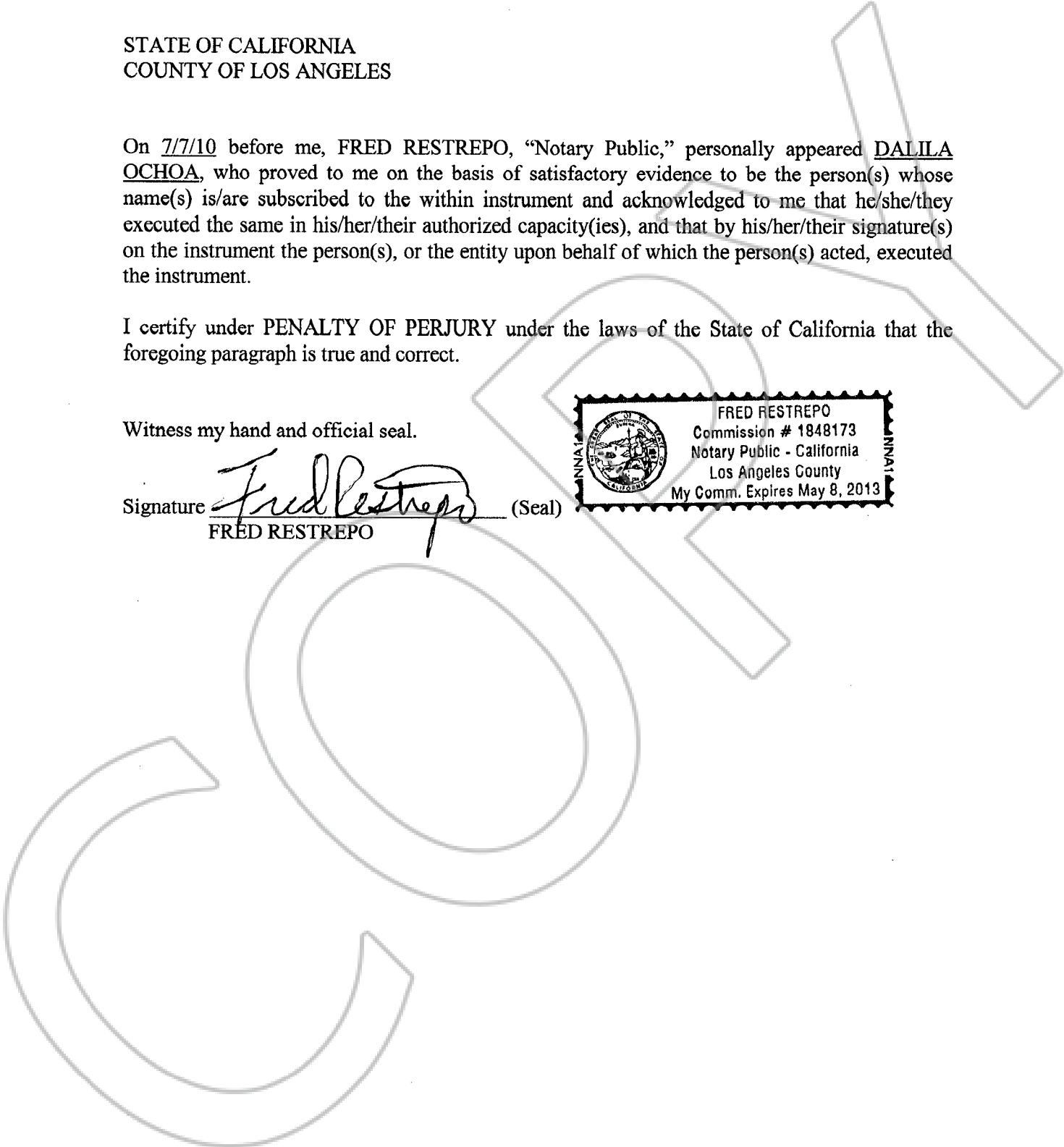
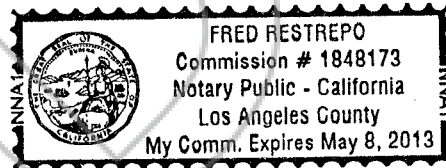




Exhibit "A"

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: PARCEL 1: BEGINNING A POINT ON THE NORTH LINE OF SAID SECTION 25, SAID POINT BEING LOCATED NORTH 89 DEGREES 54' EAST, 326.48 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25; THENCE FROM SAID POINT OF BEGINNING, AND CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 54' EAST, 164.57 FEET TO A POINT ON THE WEST RIGHT OF WAY OF PALISADES DRIVE; THENCE ALONG SAID WEST RIGHT OF WAY, SOUTH 39 DEGREES 44'17" EAST 111.20; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, SOUTH 50 DEGREES 15'43" WEST 97.29 FEET; THENCE SOUTH 89 DEGREES 54' WEST 161.26 FEET; THENCE NORTH 00 DEGREES 09'50" EAST, 147.70 FEET TO THE POINT OF BEGINNING. SAID LAND DESCRIBED AS PARCEL 3 OF "DELANEY PARCEL MAP RECORDED SEPTEMBER 22, 1977, IN BOOK 977, PAGE 1294, AS DOCUMENT NO. 13224. ASSESSOR'S PARCEL NO. 1318-25-101-007 PARCEL 2: A NON-EXCLUSIVE ROAD EASEMENT OVER A PORTION OF PARCELS 2 AND 3 OF THE "DELANEY PARCEL MAP" RECORDED IN BOOK 977, OF OFFICIAL RECORDS, AT PAGE 1294, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 13224, THE CENTERLINE WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF PALISADES DRIVE, SAID POINT BEING LOCATED SOUTH 39 DEGREES 44'17" EAST, 111.20 FEET FROM THE MOST NORTHEASTERLY POINT OF SAID LOT 3; THENCE FROM SAID POINT OF BEGINNING SOUTH 18 DEGREES 00'35" WEST, 133.69 FEET; THENCE SOUTH 89 DEGREES 54' WEST 30.00 FEET; THENCE NORTH 39 DEGREES 29'18" WEST, 84.10 FEET TO ITS TERMINATION ON THE NORTH LINE OF SAID PARCEL 2. PARCEL 3: A COMMON UTILITY EASEMENT 20 FEET IN WIDTH, ON, OVER AND ACROSS PARCELS 2 AND 3 OF THE "DELANEY PARCEL MAP" RECORDED IN THE COUNTY OF DOUGLAS, UNDER RECORDER'S DOCUMENT NO. 13224, IN BOOK 977, AT PAGE 1294, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF PALISADES DRIVE, SAID POINT BEING LOCATED SOUTH 39 DEGREES 44'17" EAST, 77.70 FEET FROM THE NORTHEASTERLY CORNER OF SAID PARCEL 3; THENCE FROM SAID POINT OF BEGINNING SOUTH 50 DEGREES 15'43" WEST, 104.02 FEET; THENCE SOUTH 12 DEGREES 19'44" WEST 94.88 FEET TO ITS TERMINATION ON THE SOUTH LINE OF SAID PARCEL 2. RESERVING THEREFROM A 30 FOOT NON-EXCLUSIVE ROAD AND UTILITY EASEMENT ON, OVER AND ACROSS THAT PORTION OF LOT 3, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED SOUTH 39 DEGREES 44'17" EAST, 11.50 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL 3, SAID NORTHEAST CORNER ALSO BEING ON THE NORTH LINE OF SECTION 25, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., THENCE FROM SAID POINT OF BEGINNING AND FROM THE WESTERLY RIGHT OF WAY OF PALISADES DRIVE, SOUTH 74 DEGREES, 07'25" WEST, 178.91 FEET TO ITS TERMINATION ON THE WEST LINE OF SAID PARCEL 3. FURTHER RESERVING THEREFROM A UTILITY EASEMENT, 20 FEET IN WIDTH, ON, OVER AND ACROSS PARCEL 3, OF THE "DELANEY PARCEL MAP" RECORDED IN BOOK 977, OF OFFICIAL RECORDS, AT PAGE 1294, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 13224, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED SOUTH 39 DEGREES 44'17" EAST, 11.50 FEET, AND SOUTH 74 DEGREES 07'24" WEST, 70.00 FEET FROM THE NORTHEASTERLY CORNER OF SAID PARCEL 3; THENCE FROM SAID POINT OF BEGINNING, SOUTH 15 DEGREES 57'37" EAST, 124.55 FEET TO ITS TERMINATION ON THE SOUTH LINE OF SAID LOT 3. "PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED @ DOCUMENT NO. 594132, BOOK NO. 1003, PAGE #10100, ON OCTOBER 21, 2003.