

DOC # 766836
07/12/2010 03:10PM Deputy: SG
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-710 PG-2060 RPTT: 1,517.10



RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :
HSBC Bank USA, National Association
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020
FORWARD TAX STATEMENTS TO:
HSBC Bank USA, National Association
7495 New Horizon Way
Mail Stop - NAC # X3902-01F
Frederick, MD 21703

APN: 1221-15-000-008

NDSC File No. : 09-47828-ASR-NV
Loan No. : 1158071665
Title Order No. : 090877271

**"This instrument is being recorded as an
ACCOMMODATION ONLY, with no
Representation as to its effect upon title"**

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$1,517.10
The Grantee herein WAS the Beneficiary
The amount of the unpaid debt was \$389,000.00
The amount paid by the Grantee was \$389,000.00
The property is in the city of GARDNERVILLE, County of DOUGLAS, State of NV.

National Default Servicing Corporation, an Arizona Corporation, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

HSBC Bank USA, National Association, as trustee for the holders of the certificates issued by Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-1

herein called Grantee, the following described real property situated in DOUGLAS County :

Being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 15,
Township 12 North, Range 21 East, M.D.S. & M., more particularly described as
follows:

PARCEL 1:

Parcel #3 as set forth on that certain Parcel Map 7 filed for record in the office of
the County Recorder of Douglas County, Nevada, on September 23, 1977 as
Document No. 13275, Official Records.

APN 1221-15-000-008

PARCEL 2:

Together with a 25 foot road right-of-way for ingress and egress and more
particularly described as follows;

A parcel of land located in the northeast corner of Parcel 2 of Parcel Map 7 for
Stoddard Jacobsen, recorded with the Douglas County Nevada Recorder as
Document No. 13275, and being more particularly described as follows:

Commencing at the northeast corner of said Parcel 2, said corner being the
TRUE POINT OF BEGINNING; thence N 89°40'31"W a distance of 25 feet;
thence S 00°51'10" W a distance of 25 feet; thence S 89°40'31" E a distance of
25 feet; thence N 00 degrees 51'10"E a distance of 25 feet to the TRUE POINT OF
BEGINNING.



PARCEL 3:

Together with an easement for ingress and egress and incidental purposes (access road), over and across a strip of land 60 foot in width, more particularly described in instrument recorded September 28, 1977, in Book 977, Page 1643, Document No. 13420, Official Records of Douglas County, Nevada, said easement being appurtenant to said land.

PARCEL 4:

An easement for right of way for road and utility purposes over the Southerly 30' of Parcel 1, as shown on Parcel Map 7 for Stoddard Jacobsen, recorded September 23, 1977 in Book 977, Page 1366 as Document No. 13275, Official Records, as reserved in Document, recorded June 1, 1981, Book 681, Page 10, Document No. 56751. **PARCEL 5:**

An easement for right of way for road and utility purposes over the Southerly 30' of Parcel 2, as shown on Parcel Map 7 for Stoddard Jacobsen, recorded September 23, 1977 in Book 977, Page 1366 as Document No. 13275, Official Records, as reserved in Document, recorded July 7, 1994, in Book 681, Page 938, Document No. 341420.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED OCTOBER 6, 2005, BOOK 1005, PAGE 2741, AS FILE NO. 657134, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed **LUIGI TALINI, AN UNMARRIED MAN AND R. WAYNE ZIEGLER, A MARRIED MAN, AS JOINT TENANTS**, as Trustor, recorded on 02/02/07, Instrument No. 0694241 BK-0207 PG-00357 Official Records in the Office of the County Recorder of **DOUGLAS** County, NV.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, the recording, mailing, posting, and publication of the 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 **06/30/10** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$389,000.00**.

Dated : 7/1/10

National Default Servicing Corporation, an Arizona Corporation

By: Jamie Gorsuch

Jamie Gorsuch, Trustee Sales Officer



**STATE OF ARIZONA
COUNTY OF MARICOPA**

On 7-1, 2010, before me, Kim L. Macaluso, a Notary Public for said State, personally appeared Jamie Gorsuch who personally known to me (or 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 Arizona that the foregoing is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

