

DOC # 768871
08/18/2010 03:12PM Deputy: DW
OFFICIAL RECORD
Requested By:
UTLS DEFAULT SERVICES
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-810 PG-4107 RPTT: EX#002



AP Number: 1220-09-710-042
Recording requested by:
UTLS Default Services, LLC

When recorded mail to:
FANNIE MAE ("Federal National Mortgage Association")
c/o Lender Business Process Services (IBM)
14523 SW Millikan Way
Suite 200
Beaverton, OR 97005

Forward tax statements to the address given above

Space above this line for recorders use

TS # 057-009163

Order # 30200194

Loan # 7860549

Trustee's Deed Upon Sale

The undersigned grantor declares:

The grantee herein **WAS** the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: **\$446,084.20**

The amount paid by the grantee at the trustee sale was: **\$446,084.20**

The documentary transfer tax is: None

Said property is in the City of: GARDNERVILLE, County of Douglas

UTLS DEFAULT SERVICES, LLC, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION")

(herein called Grantee) but without covenant or warranty, expressed or implied, all right 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 65, AS SET FORTH ON THAT CERTAIN FINAL MAP PD 04-009 FOR CEDAR CREEK, A PLANNED DEVELOPMENT, FILED FOR RECORD ON MARCH 2006, IN BOOK 306, PAGE 3246, AS DOCUMENT NO. 669544, OF OFFICIAL RECORDS.

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **9/22/2006**, executed by **JAMES C. STEIMER, A MARRIED MAN**, as Trustor, recorded on **9/26/2006**, instrument number **0685227**, Book **906**, Page **9071** Official Records in the Office of the Recorder of **Douglas** County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.



Trustee's Deed Upon Sale
Page 2

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.

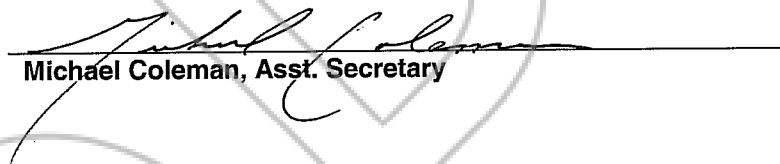
All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on **7/14/2010** at the place named in the Notice of Sale, in the County of **Douglas**, Nevada, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being **\$446,084.20** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: **8/17/2010**

UTLS DEFAULT SERVICES, LLC

By:


Michael Coleman, Asst. Secretary

State of California
County of Orange

On 8/17/2010 before me, **Dana A. Rosas** personally appeared **Michael Coleman** 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)



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.