

DOC # 776791  
01/11/2011 03:27PM Deputy: GB  
**OFFICIAL RECORD**  
Requested By:  
FIRST AMERICAN NATIONAL  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: 17.00  
BK-111 PG-2404 RPTT: EX#002



APN#: 1420-34-601-009

**RECORDING REQUESTED BY:**  
**FIRST AMERICAN NATIONAL DEFAULT**  
**TITLE AS AN ACCOMODATION ONLY**  
**3 FIRST AMERICAN WAY**  
**SANTA ANA, CA 92707**

**MAIL TAX STATEMENTS TO AND**  
**WHEN RECORDED MAIL TO:**  
FEDERAL HOME LOAN MORTGAGE  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

4424754

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

**TRUSTEE'S DEED UPON SALE**

**TITLE OF DOCUMENT**



A.P.N. # 1420-34-601-009

[RECORDING REQUESTED BY:]

First American Title Company  
on **Behalf of Trustee Corps**

[WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:]

**FEDERAL HOME LOAN MORTGAGE  
CORPORATION**

**3476 Stateview Blvd.**

**Fort Mill, SC 29715**

[Space above this line for recorder's use only]

Trustee Sale No. NV09001878-10-1    Loan No. 0176631539    Title Order No. 4424754

## TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- |   |  |
|---|--|
|   | <b>FIRST AMERICAN TITLE COMPANY<br/>AS AN ACCOMMODATION ONLY</b> |
| 1) The Grantee herein <u>was</u> the foreclosing beneficiary. |  |
| 2) The amount of the unpaid debt together with costs was:     | <b>\$403,088.52</b>  |
| 3) The amount paid by the grantee at the trustee sale was:    | <b>\$314,580.00</b>  |
| 4) The documentary transfer tax is:                           | <b>\$ 0.00</b>   |
| 5) Said property is in the city of: MINDEN                    |  |
| 6) A.P.N. # 1420-34-601-009                                   |  |

and **MTC FINANCIAL, INC. dba TRUSTEE CORPS**, herein called "Trustee", as Trustee (or as Successor Trustee) of the Deed of Trust hereinafter described, hereby grants and conveys, but without covenant or warranty, express or implied, to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, herein called "Grantee", the real property in the County of Douglas, State of Nevada, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF**

This deed is made pursuant to the authority and powers given to Trustee (or to Successor Trustee) by law and by that certain Deed of Trust dated April 28, 2008, made to GAVIN PATRICK MCCUNE AND JOAN C MCCUNE and recorded on May 1, 2008, as Instrument No. 722487 of Official Records in the office of the Recorder of Douglas County, Nevada, Trustee (or Successor Trustee) having complied with all applicable statutory provisions and having performed all of his duties under the said Deed of Trust.

**FEDERAL HOME LOAN MORTGAGE  
CORPORATION**

**3476 Stateview Blvd.**

**Fort Mill, SC 29715**



All requirements of law and of said Deed of Trust relating to this sale and to notice thereof having been complied with. Pursuant to the Notice of Trustee's Sale, the above described property was sold by Trustee (or Successor Trustee) at public auction on **01/05/2011** at the place specified in said Notice, to Grantee who was the highest bidder therefor, for **\$314,580.00** cash, in lawful money of the United States, which has been paid.

Dated: January 5, 2011

**MTC FINANCIAL, INC. dba TRUSTEE CORPS**

  
\_\_\_\_\_

By: **Robert Padilla,**  
Trustee Sale Officer

State of **CALIFORNIA**

County of **ORANGE**

On 1-7-11 before me, Claudio Martinez, a notary public personally appeared Robert Padilla 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.

  
\_\_\_\_\_

Notary Public in and for said County and State

Notary Public: Claudio Martinez

Commision #: 1894620

Expires: July 4, 2014





**EXHIBIT "A"**

**THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 6 AS SAID PARCEL IS SHOWN ON THAT CERTAIN LAND DIVISION MAP FOR KENNETH E. BRAMWELL, RECORDED IN BOOK 1282 AT PAGE 951 AS DOCUMENT NO. 74022 OF THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY, SAID CORNER BEING ON THE EASTERLY RIGHT OF WAY LINE OF FULLER AVENUE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 6, SOUTH 0° 02'13" WEST, 183.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 57'06" EAST, 236.77 THENCE SOUTH 0° 02'13" WEST, 183.98 FEET; THENCE SOUTH 89° 57'06" WEST, 236.77 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FULLER AVENUE, WHICH IS THE WESTERLY LINE OF SAID PARCEL 6; THENCE NORTHERLY ALONG SAID WESTERLY LINE NORTH 0° 02'13" EAST, 183.98 FEET TO THE TRUE POINT OF BEGINNING.**

**REFERENCE IS ALSO MADE TO RECORD OF SURVEY FOR KENNETH EARL BRAMWELL AND CONSTANCE ALEATH J. BRAMWELL, FILED JUNE 7, 2001 AS FILE NO. 515961, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

**THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 18, 2005 IN BOOK 0205, PAGE 7217 AS DOCUMENT NO. 637118 OF OFFICIAL RECORDS.**

*Apt# 1420-34-601-009*