APN No.: 1420-28-801-006 1420-28-801-018 Recording Requested by:

When Recorded Mail to:

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates. First Horizon Mortgage Pass-Through Certificates Series FH06-AA7, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement C/O MetLife Home Loans a division of MetLife Bank NA

4000 Horizon Way Irving, TX 75063

Forward tax statements to the address given above

TS #: NV-10-380960-CT

Space above this line for recorders use only

DOC #

03/14/2011 01:56PM Deputy: SG OFFICIAL RECORD Requested By UTLS DEFAULT SERVICES

Page: 1 of 2 Fe BK-311 PG-2638 RPTT:

Douglas County - NV

Fee:

Karen Ĕllison - Ŕecorder

Order #: 30279854

Trustee's Deed Upon Sale

Transfer Tax: \$1,010.10

The undersigned grantor declares:

The grantee herein IS the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: \$456,682.69 The amount paid by the grantee at the trustee sale was: \$258,960.00 The documentary transfer tax is: \$1,010.10 Said property is in the City of: MINDEN, County of DOUGLAS

QUALITY LOAN SERVICE CORPORATION, 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

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FH06-AA7, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement

(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:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 1, AS SET FORTH ON PARCEL MAP LDA #05-091 FOR JOHN & PAMELA JACKSON, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON OCTOBER 6, 2006 AS DOCUMENT NO. 685867.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by PERRY SPARKS & BRENDA E. SPARKS, HUSBAND & WIFE, as trustor, dated 10/2/2006, and recorded on 10/10/2006 as instrument number 0686108, in Book 1006, Page

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PG-2639

3315, of Official Records in the office of the Recorder of **DOUGLAS**, Nevada, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of Trust recorded on **8/19/2010**, instrument no **768894**, Book **810**, Page **4179**, of Official records. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with Nevada Revised Statute 107.050.

Default occurred as set forth in a Notice of Breach 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 Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell 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 2/16/2011 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 \$258,960.00 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 2-17-1/

QUALITY LOAN SERVICE CORPORATION

By: Karla Sanchez, Assistant Secretary

State of: <u>California</u>)
County of: <u>San Diego</u>)

Signature

before me, **Michelle Nguyen** a notary public, personally appeared **Karla Sanchez** 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.

Michelle Nguyeh (Seal)

Commission # 1885573 Notary Public - California San Diego County My Gomm. Expires May 8, 2014

MICHELLE NGUYEN

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