

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO  
And SEND TAX STATEMENT TO:

**Deutsche Bank National Trust Company**  
**C/O ONEWEST BANK, FSB**  
888 E WALNUT STREET  
PASADENA, CA 91101

Trustee's Sale No: 07-FMB-94085

APN NO. 1022-09-001-098

— 100229896



**TRUSTEE'S DEED UPON SALE**

The undersigned grantor declares:

1. The Grantee herein was the foreclosing beneficiary.
1. The amount of the unpaid debt together with costs was \$264,736.34.
2. The amount paid by the Grantee at the Trustee's Sale was \$145,737.25.
3. The documentary transfer tax is: \$569.40.

**THIS INDENTURE** made March 9, 2011, between REGIONAL SERVICE CORPORATION, a California corporation, hereinafter called Trustee and Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2006-AR7, Mortgage Pass-Through Certificates, Series 2006-AR7 under the Pooling and Servicing Agreement dated March 1, 2006, hereinafter called Grantee, **WITNESSETH:**

**WHEREAS**, JAMES ARTHUR DOE, A SINGLE MAN, by a Deed of Trust dated 11/4/2005, and recorded 11/15/2005 in Volume 1105, page 6403,, as Instrument No. 0660723, of Official Records in the office of the Recorder of DOUGLAS County, NEVADA, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of a certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and,

**WHEREAS**, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Beach and Default, to which reference is hereby made; and,

**WHEREAS**, on 4/8/2010, the then Beneficiary, or holder of said note did execute and deliver to the Trustee written declaration of default and demand for sale and thereafter there was filed for record on 4/13/2010, in the office of the County Recorder of DOUGLAS County, NEVADA, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation



secured by said Deed of Trust, which Notice was recorded in Instrument No. 761997 BK:410 PG:2412, of Official Records of said County and,

**WHEREAS**, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the Statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in a newspaper of general circulation printed and in each county in which the property or any part thereof is situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust, sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States of America on March 9, 2011, at 01:00 PM, of said day, **AT THE 8TH STREET ENTRANCE TO THE COUNTY COURTHOUSE, 1625 EIGHTH STREET, in the City of MINDEN, County of DOUGLAS, State of NEVADA, and**

**WHEREAS**, three true and correct copies of said Notice were posted in three of the most public places in the County of DOUGLAS, State of NEVADA, in which said sale was noticed to take place, and where the property was to be sold for not less than twenty days before the date of sale therein fixed, and,

**WHEREAS** compliance having been made with all the statutory provisions of the State of NEVADA and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place aforesaid did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of \$145,737.25, said Grantee being the highest and best bidder therefore,

**NOW, THEREFORE**, Trustee, in consideration of the premises recited and the sum of the above mentioned bid paid by the Grantee, the receipt whereof is hereby acknowledged, and by virtue of these premises, does **GRANT AND CONVEY**, but without warranty or covenants, expressed or implied, unto the said Grantee, Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2006-AR7, Mortgage Pass-Through Certificates, Series 2006-AR7 under the Pooling and Servicing Agreement dated March 1, 2006, all that certain property situate in the County of DOUGLAS, State of NEVADA, described as follows:

LOT 56, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES, UNIT NO. 3,  
FILED IN THE OFFICE OF THE COUNTY RECORD OF DOUGLAS COUNTY,  
STATE OF NEVADA, ON MARCH 31, 1969, AS DOCUMENT NO. 44091

Tax Parcel No: 1022-09-001-098

**IN WITNESS WHEREOF**, the said REGIONAL SERVICE CORPORATION, as Trustee has this day caused it corporate name to be hereunto affixed by its AUTHORIZED AGENT thereunto duly authorized by resolution of its Board of Directors.



Dated: 3/9/2011

REGIONAL SERVICE CORPORATION,  
Trustee

By *Marilee Hakkinen*  
MARILEE HAKKINEN, AUTHORIZED AGENT

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

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

On 3/9/2011, before me, the undersigned, a Notary Public in and for said state, duly commissioned and sworn, personally appeared MARILEE HAKKINEN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, as AUTHORIZED AGENT, on behalf of the corporation therein named and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Printed name: *Tracey Barksdale*  
Residing in: *Seattle*  
My appointment expires on: *9/26/11*

*Tracey Barksdale*  
NOTARY PUBLIC in and for the State of  
WA, residing at: *Seattle*  
My commission expires: *9/26/11*

TRACEY M. BARKSDALE  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
09-26-11