

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
And SEND TAX STATEMENT TO:

Federal National Mortgage Association
c/o Everbank
c/o EVERHOME MORTGAGE COMPANY
8100 NATIONS WAY
JACKSONVILLE, FL 32256

Trustee's Sale No: 07-FEE-98441

APN NO. 1220-16-310-088

100454221



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 \$245,071.92.
2. The amount paid by the Grantee at the Trustee's Sale was \$245,036.92.
3. The documentary transfer tax is: \$0 (FNMA).

THIS INDENTURE made May 18, 2011, between REGIONAL SERVICE CORPORATION, a California corporation, hereinafter called Trustee and FEDERAL NATIONAL MORTGAGE ASSOCIATION, hereinafter called Grantee, **WITNESSETH:**

WHEREAS, STEVEN T GOODWIN & TAMERA A GOODWIN, HUSBAND AND WIFE, by a Deed of Trust dated 12/28/2006, and recorded 1/2/2007 in Volume 0107, page 388, as Instrument No. 0691970, 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 7/28/2010, 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 7/29/2010, 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. 767744 BK:710 PG:5484, 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 May 18, 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 \$245,036.92, 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, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, all that certain property situate in the County of DOUGLAS, State of NEVADA, described as follows:

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS
THOUGH FULLY SET FORTH.

Tax Parcel No: 1220-16-310-088

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



EXHIBIT FOR LEGAL DESCRIPTION

Trustee's Sale No. 07-FEE-98441

EXHIBIT 'A'

PARCEL NO 1: Parcel 8 as shown on the Final Map #PD 04-003 for SEQUOIA VILLAGE PLANNED DEVELOPMENT, recorded March 16, 2006 in Book 0306 at Page 5641 as Document No. 669980 in the Official Records of Douglas County, Nevada.

PARCEL NO. 2: An Easement for open space, public utility, drainage and access over Parcel B, Common Area, as shown on the Final Map #PD 04-003 for SEQUOIA VILLAGE PLANNED DEVELOPMENT, recorded March 16, 2006, in Book 0306 at Page 5641, as Document No. 669980, in the Official Records of Douglas County, Nevada.