

DOC # 786325  
07/14/2011 08:15AM Deputy: PK  
**OFFICIAL RECORD**  
Requested By:  
Document Processing Soluti  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-711 PG-2283 RPTT: 1813.50



APN: 1320-32-801-029  
Recording Requested by:

When Recorded Mail to:  
FIRST HORIZON HOME LOANS, a division of  
FIRST TENNESSEE BANK NATIONAL  
ASSOCIATION  
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-09-267184-CL**

Space above this line for recorders use only

Order #: **30178485**

1320-32-801-029

It is hereby affirmed that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

## Trustee's Deed Upon Sale

Transfer Tax: **\$1,813.50**

The undersigned grantor declares:

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

The amount of the unpaid debt together with costs was: **\$646,668.94**

The amount paid by the grantee at the trustee sale was: **\$464,800.00**

The documentary transfer tax is: **\$1,813.50**

Said property is in the City of: **GARDNERVILLE**, 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

**FIRST HORIZON HOME LOANS, a division of FIRST TENNESSEE BANK NATIONAL 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:

**SEE ATTACHED AS EXHIBIT "A"**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **PETER M BEEKHOF JR, A MARRIED MAN**, as trustor, dated **4/25/2005**, and recorded on **4/29/2005** as instrument number **0643135**, in Book **0405**, Page **12646**, 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 **3/31/2009**, instrument no **740555**, Book , Page , 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 **7/6/2011** 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 **\$464,800.00** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 7/11/11

**QUALITY LOAN SERVICE CORPORATION**

By: Karla Sanchez, Assistant Secretary

State of: California  
County of: San Diego

On JUL 11 2011 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.

Signature Michelle Nguyen (Seal)  
**Michelle Nguyen**



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



GUARANTEE NUMBER 7202328-77413744

FILE NUMBER: 1064696D-CT

**EXHIBIT A**

A parcel of land located within a portion of the Southeast  $\frac{1}{4}$  of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

**Parcel 1:**

Beginning at the Southeast corner of Parcel No. 2, as shown on that Resubdivision of Parcel Map No. 87157, for Mathilda Hussman, as recorded in Book 1277, page 729, as Document No. 15874 and shown as the Southwest corner of Parcel No. 1 on the Record of Survey for William Hussman as recorded in Book 492, page 1331, as Document No. 275307; thence North  $89^{\circ}54'35''$  West, 340.25 feet to the Southwest corner of said Parcel No. 2, Document No. 15874; thence North  $00^{\circ}18'28''$  West, 734.64 feet to the Southerly line of that 50-foot road and utility easement as shown on said Document No. 15874; thence along said Southerly line South  $82^{\circ}23'49''$  East, 427.29 feet; thence along the arc of a curve to the left having a delta angle of  $58^{\circ}58'42''$ , radius of 225.00 feet and an arc length of 231.61 feet; thence North  $38^{\circ}37'29''$  East, 206.14 feet to the Southerly line of Sierra Meadows Phase 1, as recorded as Document No. 09292 and Parcel Map No. 2 for Harold Gilbert, Howard McKibben and Fred Scarpello as recorded as Document No. 07707; thence along said Southerly line south  $42^{\circ}53'16''$  East, 434.17 feet; thence South  $26^{\circ}07'56''$  East, 286.21 feet; thence leaving said Southerly line South, 46.89 feet; thence South  $51^{\circ}02'48''$  East, 485.12 feet to the South line of Parcel No. 1 per Document No. 275307; thence North  $89^{\circ}46'42''$  West, 1212.37 feet to the Southeast corner of said Parcel No. 2, to the Point of Beginning.

Said land further shown on Record of Survey to Support a Lot Line Adjustment for P.M.B. #1, LLC and Peter M. Beekhof, Jr., filed for record with the Douglas County Recorder on May 19, 2004, in Book 504, page 9016, as Document No. 613573, Official Records of Douglas County, Nevada.

The above metes and bounds description was previously described in document recorded May 19, 2004, in Book 504, page 9009, as Document No. 613571, Official Records of Douglas County, Nevada.



**Parcel 2:**

**An appurtenant perpetual private road easement, with incidents thereto, dated February 27, 1984, executed by Mathilda Hussman, recorded March 8, 1984 in Book 384, page 648, as Document No. 097890, Official Records of Douglas County, Nevada.**

APN 1320-32-801-029

