

DOC # 788071  
08/17/2011 09:08AM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
LSI Title Agency Inc.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-811 PG-2700 RPTT: EX#002



AP# 1320-33-813-024  
MAIL TAX STATEMENTS TO:  
RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL TO:

FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION ORGANIZED  
AND EXISTING UNDER THE LAWS OF THE  
UNITED STATES OF AMERICA  
350 HIGHLAND DRIVE  
LEWISVILLE TX 75067

100494920

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

TRA:

Trust No. 1295332-08

Document Transfer Tax \$ .00

Grantee was/was not the foreclosing beneficiary;  
consideration \$206,202.10

unpaid debt \$258,890.80 non exempt amount

Computed on the consideration or value of real property conveyed

Computed on the consideration or value less liens or encumbrances

remaining at time of sale

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

Alwin Almazan

Signature of Declarant or Agent

## TRUSTEE'S DEED UPON SALE

**CAL-WESTERN RECONVEYANCE CORPORATION**, a corporation, (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** (herein called Grantee) the real property in the City of **GARDNERVILLE** County of **DOUGLAS**, State of Nevada, described as follows:  
**LOT 31, BLOCK D, AS SET FORTH ON FINAL SUBDIVISION MAP NO. 1006-5 FOR CHICHESTER ESTATES, PAHSE 5, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AND RECORDED APRIL 9, 1999 IN BOOK 499, PAGE 1900, AS DOCUMENT NO. 465394.**

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by **JEFFREY J MANDL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY** as Trustor, recorded **April 24, 2008**, as Document No. **722105** in Book **408** Page **6129**, of official records in the office of the Recorder of **DOUGLAS** County, Nevada and pursuant to the Notice of Default recorded **November 18, 2010**, as Document No. **774070** in Book **1110**, Page **4202** of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.



**TRUSTEE'S DEED UPON SALE**

Trust No: 1295332-08

A Notice of Trustee's Sale was published once a week for three consecutive weeks in a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted by the Trustee or its authorized representative of said County in three public places.

At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on **August 10, 2011** to said Grantee, being the highest bidder therefore, for **\$206,202.10** cash, lawful money of the United States, in satisfaction pro tanto of the indebtedness then secured by said Deed of Trust.

IN WITNESS WHEREOF, **CAL-WESTERN RECONVEYANCE CORPORATION**, as Trustee, has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Dated: August 10, 2011

CAL-WESTERN RECONVEYANCE CORPORATION

Susan Smothers, A.V.P.

State of California )  
County of San Diego )

**AUG 12 2011**

**Rosalyn Hall**

On \_\_\_\_\_ before me, \_\_\_\_\_  
a Notary Public, personally appeared Susan Smothers, A.V.P.

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

(Seal)

Signature Rosalyn Hall

