

A.P.N.: 1320-02-001-066

DOC # 788771
08/29/2011 03:56PM Deputy: SD
OFFICIAL RECORD
Requested By:
LSI Title Agency Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-811 PG-5671 RPTT: 1170.00

RECORDING REQUESTED BY:
Western Progressive, LLC

AND WHEN RECORDED TO:
DEUTSCHE BANK NATIONAL TRUST
COMPANY, as Trustee for the registered
holders of MORGAN STANLEY ABS
CAPITAL I INC. TRUST 2007-HE7
MORTGAGE PASS-THROUGH
CERTIFICATES,SERIES 2007-HE7
c/oOcwen Loan Servicing, LLC
1661 Worthington Road
West Palm Beach, FL 33409



Forward Tax Statements to
the address given above

SPACE ABOVE LINE FOR RECORDER'S USE

T.S. # 2010-05416 Loan #: 70965892

Order #: 100560669

The undersigned hereby affirms that there is no Social Security number contained in this document.

TRUSTEE'S DEED UPON SALE

THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE, SECTION 480.3

Transfer Tax: \$1,170.00

The Grantee Herein was the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was \$465,979.25

The Amount Paid by the Grantee was \$300,000.00

Said Property is in the City of MINDEN, County of Douglas

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

Western Progressive, LLC, 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

DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for the registered holders of **MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES,SERIES 2007-HE7**

(herein called Grantee) but without covenant or warranty, expressed or implied, all rights, 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 EXHIBIT 'A'

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **DESIREE A. COWDEN AND LAWRENCE E. COWDEN, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** as Trustor, dated **2/8/2007** of the 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 **2/9/2007**, instrument number **0694745** Book **0207**, Page **3265** and **rerecorded on --- as ---** 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 Breach 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 return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Civil Code 107.050



TRUSTEE'S DEED UPON SALE

T.S. #: 2010-05416
Loan #: 70965892
Order #: 100560669

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 8/3/2011. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$300,000.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Western Progressive, LLC, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 8/26/2011

Western Progressive, LLC as trustee

Natalie Howard

State of Georgia
County of Dekalb

On August 26, 2011 before me, the undersigned Tunisha Jennings Notary Public, personally appeared Natalie Howard personally known to me (or 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.

WITNESS my hand and official seal.

Signature

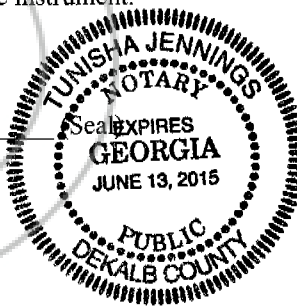




Exhibit A

LEGAL DESCRIPTION

File Number: 1033600

All that portion of Lot 1 of the Northwest 1/4 of Section 2, Township 13 North, Range 20 East, M.D.B. & M., further described as follows:

Parcel 1, as shown on Parcel Map No. 3 for Don Rocker, recorded in the Office of the County Recorder of Douglas County, Nevada, on April 21, 1978, in Book 478, Page 1255, Document No. 19853, of Official Records of Douglas County, Nevada.

