



RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :

Wells Fargo Bank NA
4101 Wiseman Blvd
San Antonio, TX 78251

FORWARD TAX STATEMENTS TO:

Wells Fargo Bank NA
4101 Wiseman Blvd
San Antonio, TX 78251

APN: 1318-15-110-044

NDSC File No. : 11-30529-WA-NV
Loan No. : 0046576799
Title Order No. : 110180850-NV-GTO

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

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$1,160.25
The Grantee herein WAS the Beneficiary
The amount of the unpaid debt was \$568,182.54
The amount paid by the Grantee was \$297,273.00
The property is in the city of **ROUND HILL VILLAGE**, County of **DOUGLAS**, State of **NV**.

National Default Servicing Corporation, an Arizona Corporation, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

Wells Fargo Bank NA

herein called Grantee, the following described real property situated in **DOUGLAS** County :

PARCEL NO. 1
UNIT NO. 44, AS SHOWN ON THE OFFICIAL PLAT OF PINEWILD, A CONDOMINIUM, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, ON JUNE 26, 1973, IN BOOK 673, PAGE 1089, AS DOCUMENT NO. 67150.

PARCEL NO. 2
THE EXCLUSIVE RIGHT TO THE USE AND POSSESSION OF THOSE CERTAIN PATIO AREAS ADJACENT TO SAID UNITS DESIGNATED AS "RESTRICTED COMMON AREAS" ON THE SUBDIVISION MAP REFERRED TO IN PARCEL NO. 1 ABOVE.

PARCEL NO. 3
AN UNDIVIDED 14.6 % INTEREST AS TENANTS IN COMMON IN AND TO THAT PORTION OF THE REAL PROPERTY DESCRIBED ON THE SUBDIVISION MAP REFERRED TO IN PARCEL NO. 1, ABOVE, DEFINED IN THE AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEWILD, A CONDOMINIUM PROJECT, RECORDED MARCH 11, 1974, IN BOOK 374 OF OFFICIAL RECORDS AT PAGE 193. LIMITED COMMON AREA AND THEREBY ALLOCATED TO THE UNIT DESCRIBED IN PARCEL NO. 1, ABOVE AND EXCEPTING UNTO GRANTOR NON- EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT ENCROACHMENTS, MAINTENANCE AND REPAIR OVER THE COMMON AREAS DEFINED AND SET FORTH IN SAID



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Trustee's Deed Upon Sale

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

PARCEL NO. 4

NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL NO. 1 ABOVE, FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT ENCROACHMENTS MAINTENANCE AND REPAIR OVER THE COMMON AREAS AS DEFINED AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PINEWILD, MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION OF PARCEL NO. 3, ABOVE.


This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed **MARISSA M COUGHLAN, A MARRIED WOMAN AND JOINED HER HUSBAND, ERROL COUGHLAN**, as Trustor, recorded on **08/06/07**, Instrument No. **0706993 BOOK 0807 PG 01707** Official Records in the Office of the County Recorder of **DOUGLAS** County, NV.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, the recording, mailing, posting, and publication of the 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 **09/07/11** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$297,273.00**.

Dated : 9/9/11

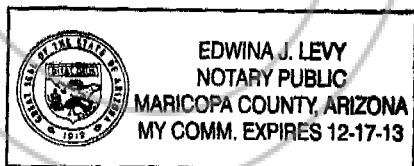
National Default Servicing Corporation, an Arizona Corporation

By: 
Anna Lamb, Trustee Sales Officer

State of: Arizona
County of: Maricopa

On 9-9, 2011, before me,  a Notary Public for said State, personally appeared Anna Lamb personally known to me be (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by 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,



Signature 