

DOC # 790950
10/13/2011 03:11PM Deputy: GB
OFFICIAL RECORD
Requested By:
Title Court Services
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1011 PG-2133 RPTT: 282.75

RECORDING REQUESTED BY:
**Fidelity National Title Insurance
Company**

WHEN RECORDED TO AND
FORWARD TAX STATEMENTS TO:
Wells Fargo Bank, N.A., as Trustee for
Option One Mortgage Loan Trust 2006-1,
Asset-Backed Certificates, Series 2006-1
c/o AMERICAN HOME MORTGAGE
SERVICING
4875 Belfort Road, Suite 130
Jacksonville, FL 32256



APN: 1319-30-710-005

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

Trustee Sale No. 11-00378-3 NV
Client Reference No. 0019176791

TRUSTEE'S DEED UPON SALE

TRANSFER TAX:

The grantee herein WAS the foreclosing beneficiary.
The amount of the unpaid debt was: \$ 160,297.70
The amount paid by the grantee was: \$72,250.00
Said property is in the city of Stateline, County of Douglas

Power Default Services, INC., 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 **Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1** (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 LEGAL DESCRIPTION

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by GEORGE H. ARNOLD, AN UNMARRIED MAN as Trustor, dated September 26, 2005 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 Default of Election to Cause Sale of Real Property under the Deed of Trust recorded on October 31, 2005, as Instrument No. 0659330, in Book 1005, in Page 14379 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 Default of Election to Cause Sale of Real Property under the Deed of Trust 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 prepaid to each person entitled to notice in compliance with Nevada Civil Code 107.050

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Breach and Default of Election to Cause Sale of Real Property under the 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 October 5, 2011. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$72,250.00, 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, Power Default Services, INC., as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: October 11, 2011

Power Default Services, INC., Trustee
By: Fidelity National Title Insurance Company, its agent




Stephanie Alonzo, Authorized Signature

State of California)ss.
County of San Francisco)ss

On October 11, 2011 before me, Natalie Gold, Notary Public, personally appeared Stephanie Alonzo, 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.



Natalie Gold # 1828450
My Commission Expires December 27, 2012





TRUSTEE'S SALE GUARANTEE

Order No.: 1095770-TO

Ref No.: 709341

Guarantee No.: TSG08004732

5. Rights of the owners in the tract in which the premises lie over those portions of the premises lying within the Common Area.
6. Rights of the adjoining property owners as to that portion of the premises lying within the party wall, as designated on the map herein referred to.
7. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document.

Recorded: January 11, 1973, Book 173, Page 229, Document No. 63681, of Official Records.

Modification(s) of said covenants, conditions and restrictions

Recorded: July 2, 1976, Book 776, Page 87, Document No. 01472, of Official Records

Modification(s) of said covenants, conditions and restrictions

Recorded: July 26, 1989, Book 789, Page 3011, Document No. 207446, of Official Records

8. Charges or liens for upkeep as provided for in said covenants, conditions and restrictions.

Association: Tahoe Village Owners' Association

9. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document.

Recorded: September 28, 1973, Book 973, Page 812, Document No. 69063, of Official Records.

10. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document.

Recorded: August 20, 1980, Book 880, Page 1459, Document No. 47656, of Official Records.

11. Charges or liens for upkeep as provided for in said covenants, conditions and restrictions.

Association: Lot 23 Condominium Owners' Association, Tahoe Village Unit No. 2

12. By-Laws of Lot 23 Condominium Owners Association Tahoe Village Unit No. 2,

Recorded August 20, 1980, Book 880, Page 1507, Document No. 47657, of Official Records.

13. By-Laws of the Tahoe Village Homeowners Association, a non-profit Corporation,

Recorded November 26, 1985, Book 1185, Page 2763, Document No. 127487, of Official Records.