



APN: 1220-24-810-025

Recording requested by and:

Mail Tax Statements To:

Flagstar Bank  
5151 Corporate Drive  
Mail Stop S-124-3  
Troy, MI 48098

Space above this line for recorder's use only

File No. 7081.22705

Title Order No. 110284807

MIN No. 100052550033865204

## TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The grantee herein **WAS** the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was: ~~\$217,092.10~~ 217,092.10
- 3) The amount paid by the grantee at the trustee sale was: \$136,000.00
- 4) The documentary transfer tax is: \$530.40
- 5) Said property is in: the County of DOUGLAS

and **Northwest Trustee Services, Inc.**, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied to

**Flagstar Bank, FSB**

(herein called grantee), all of its right, title and interest in and to that certain property situated in the County of DOUGLAS, State of Nevada, and described as follows:

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

**See Attached Exhibit A**

### RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 11/08/04, executed by **Stephanie A. Colbert, an unmarried woman** as Trustor, to secure certain obligations in favor of **Mortgage Electronic Registration Systems, Inc. solely as nominee for Sierra Nevada Funding Inc.** as beneficiary, recorded 11/16/04, as Instrument No.0629486, Book 1104, Page 8046, of Official Records in the Office of the Recorder of DOUGLAS County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.



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All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default 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 **October 19, 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 **\$136,000.00** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust. The undersigned hereby affirms that there is no Social Security number contained in this document.

Date: 10/19/11

**NORTHWEST TRUSTEE SERVICES, INC.**

By: *Janet Block*  
Janet Block, Assistant Vice President

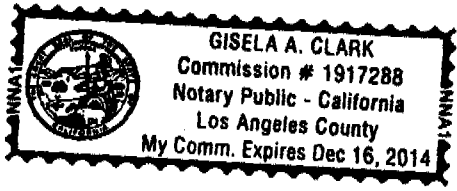
State of California )  
County of Orange )

On 10.27.2011 before me, **Gisela A. Clark, Notary Public**, personally appeared **Janet Block**, who 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.

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: *Gisela A. Clark*



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



**Exhibit A  
LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN IS SITUATED IN DOUGLAS COUNTY,  
STATE OF NEVADA, AN IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP  
12 NORTH, RANGE 20 EAST, M.D.B. & M., MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT SET AT THE CENTER LINE  
INTERSECTION OF PALOMINO LANE AND MUSTANG LANE, AS SAID  
MONUMENT AND LINES ARE SHOWN ON THE OFFICIAL MAP OF  
RUHENSTROTH RANCHOS SUBDIVISION, FILED FOR RECORD APRIL 14,  
1965, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,  
STATE OF NEVADA, AS DOCUMENT NO. 27706;

THENCE SOUTH 355.00 FEET TO A POINT IN THE CENTER LINE OF  
MUSTANG LANE, A 50 FOOT ROAD, THE TRUE POINT OF  
COMMENCEMENT:

THENCE FROM THE TRUE POINT OF COMMENCEMENT EAST, A DISTANCE  
OF 25.00 FEET TO THE POINT ON THE EAST LIEN OF SAID MUSTANG  
LANE:

THENCE CONTINUING EAST, A DISTANCE OF 312.47 FEET;

THENCE SOUTH, A DISTANCE OF 160.00 FEET;

THENCE WEST, A DISTANCE OF 312.47, TO A POINT ON THE EAST LINE  
OF SAID MUSTANG LANE

THENCE CONTINUING WEST, A DISTANCE OF 25.00 FEET TO THE CENTER  
LINE OF SAID LANE:

THENCE ALONG SAID CENTER LINE, NORTH A DISTANCE OF 160.00 FEET  
TO THE TRUE POINT OF COMMENCEMENT

PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY  
RECORDED ON MAY 27, 2003, IN BOOK 0503, AT PAGE 13702, AS  
DOCUMENT NO. 578067, F OFFICIAL RECORDS,

ASSESSORS'S PARCEL NO. 1220-24-810-025

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND  
OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO  
ANNEXED AND MADE A PART OF THIS GUARANTEE.