

DOC # 793040
11/22/2011 09:11AM Deputy: GB
OFFICIAL RECORD
Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1111 PG-4882 RPTT: EX#002



Requested and Prepared by:
Cooper Castle Law Firm, LLP

When Recorded Mail To:
Federal Home Loan Mortgage Corporation
5000 Plano Pkwy
Carrollton, TX 75010

Forward Tax Statements to
the address given above

1220-21-810-077
SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOAN #: 1790023133
T.S. NO.: 10-04-4758-NV
INVESTOR #: 723785373
TITLE ORDER # 4430281

TRUSTEE'S DEED UPON SALE

A.P.N.: 1220-21-810-077 TRANSFER TAX: \$0.00

The Grantee Herein Was The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was **\$254,740.16**
The Amount Paid By The Grantee Was **\$98,100.00**
Said Property Is In The City of **Gardnerville**, County of **Douglas**

Cooper Castle Law Firm, LLP, 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

Federal Home Loan Mortgage Corporation

(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 EXHIBIT "A"

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **Dorothy C. Smith** as Trustor, dated **May 27, 2004** of the Official Records in the office of the Recorder of **Douglas** County, 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 **May 28, 2004**, Instrument No. **0614582** Book No. **0504** Page No. **14636** of Official records. The Trustee has 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 mail, postage pre-paid, to each person entitled to notice in compliance with Nevada Civil Code 107.050.



TRUSTEE'S DEED UPON SALE

Trustee's Deed

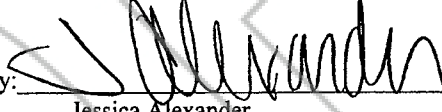
LOAN #: 1790023133
T.S. NO.: 10-04-4758-NV
INVESTOR #: 723785373
TITLE ORDER # 4430281

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 **September 21, 2011**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$98,100.00**, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Cooper Castle Law Firm, LLP as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

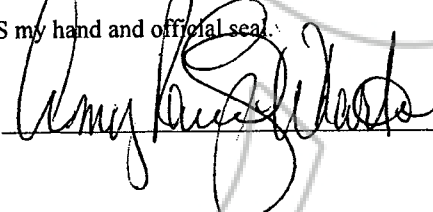
Date: **September 21, 2011**

**THE COOPER CASTLE LAW FIRM FKA THE
COOPER CHRISTENSEN LAW FIRM, LLP**

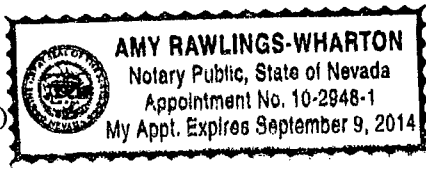
By: 
Jessica Alexander
Trustee Sale Officer

State of Nevada } SS.
County of Douglas }

On **September 21, 2011** before me, the undersigned, Amy Rawlings-Wharton, Notary Public, personally appeared Jessica Alexander 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 

(Seal)



Dorothy C. Smith / 10-04-4758-NV



EXHIBIT "A"

**LOT 195, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON
MARCH 27, 1974, AS DOCUMENT NO. 72456.**

