

DOC # 793782  
12/06/2011 03:55PM Deputy: SG  
**OFFICIAL RECORD**  
Requested By:  
Title Court Services  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-1211 PG-1098 RPTT: 1708.20

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

WHEN RECORDED TO AND  
FORWARD TAX STATEMENTS TO:  
Deutsche Bank National Trust Company,  
as Trustee for American Home Mortgage  
Assets Trust 2006-5, Mortgage-Backed  
Pass-Through Certificates Series 2006-5  
c/o AMERICAN HOME MORTGAGE  
SERVICING  
4875 Belfort Road, Suite 130  
Jacksonville, FL 32256



**APN: 131-824-711-011**

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

**Trustee Sale No. 11-03000-3 NV**  
Client Reference No. 0031293483

## TRUSTEE'S DEED UPON SALE

### TRANSFER TAX:

The grantee herein WAS the foreclosing beneficiary.  
The amount of the unpaid debt was: \$ 1,103,969.72  
The amount paid by the grantee was: \$437,582.83  
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 **Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2006-5, Mortgage-Backed Pass-Through Certificates Series 2006-5** (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 DAVID BATRICK AND MONICA BATRICK HUSBAND AND WIFE as Trustor, dated August 1, 2006 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



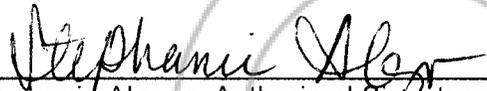
Trust recorded on August 7, 2006, as Instrument No. 0681452, in Book 0806, in Page 2383 of Official records. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Breach and Default 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 November 23, 2011. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$437,582.83, 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: December 5, 2011

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

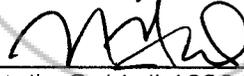
  
Stephanie Alonzo, Authorized Signature

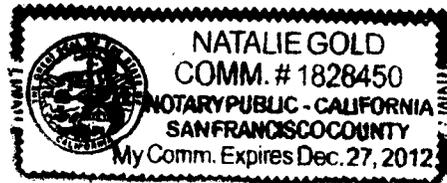
State of California }ss.  
County of San Francisco }ss

On December 5, 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





**EXHIBIT 'A'**

**PARCEL 1**

**LOT 11 OF ANSALDO ACRES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON OCTOBER 26, 1959 AS DOCUMENT NO. 15143.**

**PARCEL 2**

**THAT PORTION OF LOT 10, AS SHOWN ON THE MAP OF ANSALDO ACRES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON OCTOBER 26, 1959, AS DOCUMENT NO. 15143, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 10, THENCE ALONG A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 4°35'01" AND ARC LENGTH OF 10.00 FEET; THENCE NORTH 16°13'43" WEST 11.39 FEET; THENCE NORTH 59°46' 24" WEST 14.50 FEET; THENCE SOUTH 16°13'43" EAST 21.50 FEET TO THE POINT OF BEGINNING.**

**PARCEL 3**

**ALL THAT PORTION OF LOT 12, AS SHOWN ON THE MAP ANSALDO ACRES, FILED IN THE DOUGLAS COUNTY RECORDER'S OFFICE ON OCTOBER 26, 1959 AS DOCUMENT NO. 15143 MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

**BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 12; THENCE SOUTH 45°44'09" WEST 17.70 FEET; THENCE NORTH 54°12'21" WEST 29.34 FEET; THENCE NORTH 43° 47'59" EAST 22.78 FEET; THENCE SOUTH 44°15'51" EAST 29.67 FEET TO THE POINT OF BEGINNING.**

**PARCEL 4**

**ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA DESCRIBED AS FOLLOWS: DRIVEWAY EASEMENT**

**ALL THAT PORTION OF LOT 10, ANSALDO ACRES, FILED FOR RECORD ON OCTOBER 26, 1959, AS DOCUMENT NUMBER 15143, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN EXHIBIT B OF DOCUMENT NUMBER 0477979; THENCE NORTH 16°13 43' WEST 11.39 FEET; THENCE SOUTH 58°51'57" EAST 17.56 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 125 FEET, A CENTRAL ANGLE OF 5°30'00", AND AN ARC LENGTH OF 12.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 81°46'19" WEST 11.99 FEET TO THE POINT OF BEGINNING.**

**THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE ABOVE REFERENCED ANSALDO ACRES.**



**NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 28, 2004, IN BOOK 0504, PAGE 15400, AS INSTRUMENT NO. 0614673**

COPY