

DOC # 795726
01/12/2012 03:07PM Deputy: PK
OFFICIAL RECORD
Requested By:
LSI Title Agency Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-112 PG-1993 RPTT: 834.60



RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :

Wells Fargo Bank, N.A
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020

FORWARD TAX STATEMENTS TO:

Wells Fargo Bank, N.A
3476 Stateview Blvd
MAC # X7801-013
Ft. Mill, SC 29715

APN: 1219-03-001-004

NDSC File No. : 10-44292-WF-NV
Loan No. : 0508296142
Title Order No. : 100770903-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 : \$ 834.60

The Grantee herein **WAS** the Beneficiary

The amount of the unpaid debt was **\$230,301.21**

The amount paid by the Grantee was **\$213,629.00**

The property is in the city of **GARDNERVILLE**, 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, N.A., successor by merger to Wachovia Bank, N.A.

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

A PARCEL OF LAND LYING WHOLLY WITHIN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M., AND A PORTION OF LOT 3, AS SHOWN ON THE MAP OF FOOTHILL ACRES, RECORDED DECEMBER 6, 1977, AS DOCUMENT NO. 15619, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 WHICH IS THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEVERLY WAY, WEST 163.00 FEET; THENCE NORTH 267.41 FEET; THENCE EAST 163.00 FEET; THENCE SOUTH 267.41 FEET TO THE POINT OF BEGINNING

SAID PARCEL IS ALSO REFERRED TO AS AMENDED LOT 3A, FOOTHILL ACRES, IN LOT LINE ADJUSTMENT RECORDED NOVEMBER 10, 1978, IN BOOK 1178, PAGE 706, DOCUMENT NO. 27233, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **LEONARD A. SEMAS A UNMARRIED MAN**, as Trustor, recorded on 03/07/2001 as Instrument No. **0509978 BK0301 PG1712** (or Book, Page) of the Official Records 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.



Page 2
Trustee's Deed Upon Sale
NDSC File No. : 10-44292-WF-NV

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 01/04/12 Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was \$213,629.00.

Dated : 1/6/12

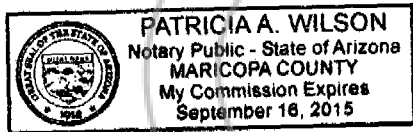
National Default Servicing Corporation, an Arizona Corporation

By: 
Anna Lamb, Trustee Sales Officer

State of: Arizona
County of: Maricopa

On Jan 6, 2012, before me, the undersigned, 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 