

RECORDING REQUESTED BY:  
**RECONTRUST COMPANY**

**AND WHEN RECORDED MAIL TO:**  
**Federal National Mortgage Association**  
**C/O Recontrust Company**  
**400 National Way**  
**Simi Valley, CA 93065**

**DOC # 796317**  
01/25/2012 03:00PM Deputy: KE

**OFFICIAL RECORD**

Requested By:  
**First American National De**  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-112 PG-4457 RPTT: EX#002



Forward Tax Statements to Address listed above

TS No. 11-0026152

Title Order No. 5275691

1220-03-210-039

**TRUSTEE'S DEED UPON SALE NEVADA**

APN# 1220-03-210-039

The amount of the unpaid debt was \$ 191,229.31

The amount paid by the Grantee was \$ 190,465.87

The property is in the city of GARDNERVILLE, County of DOUGLAS

The documentary transfer tax is \$ 0 The Grantee herein was the beneficiary.

RECONTRUST COMPANY, N.A., as the duly appointed Trustee, under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without covenant or warranty to: FEDERAL NATIONAL MORTGAGE ASSOCIATION herein called Grantee, the following described real property situated in DOUGLAS County, Nevada:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust executed by JAMES A. BELL A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY., as Trustor, recorded on 12/14/2006, Instrument Number 0690798 (or Book 1206, Page 5221) Official Records in the Office of the County Recorder of DOUGLAS County. All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, and the mailing, posting, and publication of the Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its power under said Deed of Trust sold said real property at public auction on 01/18/2012. Grantee, being highest bidder at said sale became the purchaser of said property for the amount bid, which amount was \$ 190,465.87.



DATED: January 23, 2012

RECONTRUST COMPANY, N.A., Successor Trustee

State of: Texas )  
County of: Tarrant )

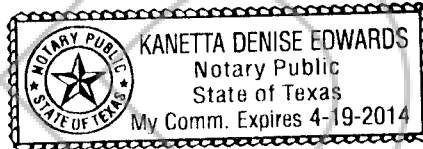
BY: Stephanie Y. King AVP  
*Stephanie Y. King 1-23-12*

On JAN 24 2012 before me Kanetta Denise Edwards, personally appeared Stephanie Y. King AVP, know to me (or proved to me on the oath of Personally Known) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Witness my hand and official seal.

*Kanetta Denise Edwards*

Notary Public's Signature





TS # 11-0026152  
PUB# 1006.13144  
LOAN TYPE: CONV

**"EXHIBIT A"**  
**LEGAL DESCRIPTION**

BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 20 EAST FURTHER DESCRIBED AS FOLLOWS: LOT 57, BLOCK K, AS SET FORTH ON FINAL SUBDIVISION MAP LDA 01-047, PLANNED UNIT DEVELOPMENT FOR ARBOR GARDENS, PHASE 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON OCTOBER 18, 2002, BOOK 1002, PAGE 8115, AS DOCUMENT NO. 555262, AND BY CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 20, 2003, IN BOOK 0203, AT PAGE 7818, AS DOCUMENT NO. 567590.