

Requested and Prepared by:
Cooper Castle Law Firm, LLP

Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-312 PG-4414 RPTT: EX#002

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



**Forward Tax Statements to
the address given above**

1121-05-512-005

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. NO.: 10-02-2097- NV
INVESTOR #: 500370974
TITLE ORDER # 4375834

TRUSTEE'S DEED UPON SALE

A.P.N.: 1121-05-512-005 TRANSFER TAX: \$0.00

The Grantee Herein Was The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was **\$239,847.91**
The Amount Paid By The Grantee Was **\$62,006.00**
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 **Dawn Danielle Port** as Trustor, dated **February 12, 2008** 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 **February 21, 2008**, Entry No.: 718327 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

T.S. NO.: 10-02-2097- NV

INVESTOR #: 500370974

TITLE ORDER # 4375834

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 **February 8, 2012**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$62,006.00**, 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, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: **March 19, 2012**

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

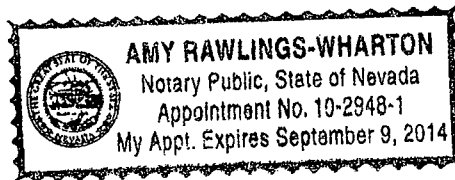
By: _____
Michael Chen, Esq (7307)
Trustee Sale Officer

State of Nevada } SS.
County of Douglas }

On **March 19, 2012** before me, the undersigned, Amy Rawlings-Wharton, Notary Public, personally appeared Michael Chen, Esq (7307) 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)



Dawn Danielle Port / 10-02-2097- NV



EXHIBIT "A"

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

Lot 58 as set forth on amended record of survey for PINEVIEW DEVELOPMENT UNIT NO. 3, filed for record in the office of the Douglas County Recorder on February 15, 2002, in Book 0202, Page 5047, as Document No. 534794 and by amended record of survey recorded September 10, 2002 in Book 0902, Page 2510, as Document no. 551762.

