

DOC # 801062
04/19/2012 04:09PM Deputy: SG
OFFICIAL RECORD
Requested By:
LSI Title Agency Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-412 PG-4997 RPTT: 3020.55



RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :

CM REO Trust
3815 S.W. Temple
Salt Lake City, UT 84115

FORWARD TAX STATEMENTS TO:

CM REO Trust
3815 S.W. Temple
Salt Lake City, UT 84115

APN: 1320-36-002-009

NDSC File No. : 10-32791-SX-NV
Loan No. : 0012906517
Title Order No. : 100650985

TRUSTEE'S DEED UPON SALE

Transfer Tax : **\$3,020.55**

The Grantee herein **WAS** the Beneficiary

The amount of the unpaid debt was **\$774,329.88**

The amount paid by the Grantee was **\$774,329.88**

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 :

CM REO Trust

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

Being a portion of the Southwest quarter of Section 36, Township 13 North, Range 20 East, further described as follows:
Parcel 8-A, as set forth on Parcel Map NO. 2 for K.W. Emerson, Inc., filed in the Office of the Douglas County Recorder on February 27, 1990 in Book 290, Page 3907, Document No. 220873 of Official Records.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **JOSEPH R. TOWNSELL AND SUZANNE L. TOWNSELL, HUSBAND AND WIFE AS JOINT TENANTS**, as Trustor, recorded on **12/06/2006** as Instrument No. **0690137 BK 1206 PG 1789** (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.



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Trustee's Deed Upon Sale
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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 **04/11/12** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$774,329.88**.

Dated : 4/12/12 National Default Servicing Corporation, an Arizona Corporation

By: *Heather Coe*
Heather Coe, Trustee Sales Officer

State of: Arizona
County of: Maricopa

On April 12, 2012, before me, the undersigned, a Notary Public for said State, personally appeared Heather Coe 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 *Patricia A. Wilson*

