

DOC # 804683  
06/26/2012 11:56AM Deputy: GB  
OFFICIAL RECORD

Requested By:  
First American National De  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-612 PG-5835 RPTT: EX#002



**APN: 1220-24-501-049**

Recording Requested By

**FIRST AMERICAN NATIONAL DEFAULT TITLE  
3 FIRST AMERICAN WAY  
SANTA ANA, CA 92707**

When Recorded & Mail Tax Statements To :  
Federal National Mortgage Association  
14523 SW MILIKAN WAY, SUITE 200  
P O BOX 4128  
BEAVERTON OR 97005

**6182230/NV1100237338-W.R.**

The undersigned hereby affirms that there is no Social Security Number contained in the document

**Trustees Deed Upon Sale**

**TITLE OF DOCUMENT**



**APN:1220-24-501-049**

Recording Requested By  
First American Trustee Servicing Solutions, LLC  
6 Campus Drive, Bldg 6 Fl 2  
Westlake TX 76262

**When Recorded & Mail Tax Statements To :**  
**Federal National Mortgage Association**  
**14523 SW MILIKAN WAY, SUITE 200**  
**P O BOX 4128**  
**BEAVERTON OR 97005**

APN Number:1220-24-501-049

Title Order Number : 6182230  
TS Number : NV1100237338  
Loan Type : Conventional

### TRUSTEES DEED UPON SALE

The undersigned grantor declares under penalty of perjury

- 1) The grantee herein WAS the foreclosing Beneficiary
- 2) The amount of the unpaid debt together with costs was..... \$ 353,869.02
- 3) The amount paid by the Grantee at the trustee sale was..... \$ 308,302.96
- 4) The documentary transfer tax is ..... \$ 0.00 EXEMPT

5) Said property is INCORPORATED / ~~UNINCORPORATED~~ **GARDENERVILLE**

And First American Trustee Servicing Solutions, LLC , (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, expressed or implied to :

Federal National Mortgage Association

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of DOUGLAS in the State of Nevada, described as follows :

**See Exhibit A attached hereto and made a part hereof.**

Recitals :

This conveyance is made pursuant to the powers conferred upon the Trustee by that certain Deed of Trust dated 05/18/2007 and executed by ,

**DIANE ALVAREZ, UNMARRIED WOMAN**

**FIRST AMERICAN TITLE COMPANY**  
**AS AN ACCOMMODATION ONLY**  
**I.S.**



APN Number : 1220-24-501-049  
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as Trustor, and recorded 05/23/2007, as Instrument No. 0701693, in Book , Page , of Official Records of DOUGLAS County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the County Recorder of said County.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorded of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been met.

Said property was sold by said Trustee at public auction on 06/21/2012 at the place named in the Notice of Sale, in the County of DOUGLAS State of Nevada, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount of \$308,302.96 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date : JUN 22 2012

First American Trustee Servicing Solutions, LLC

By : *Robert Bourne*  
Robert Bourne , Trustee Officer

State of Texas  
County of Tarrant

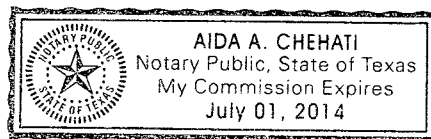
Before me Aida A. Chehati , a Notary Public , on this day personally appeared

Robert Bourne , known to me to be the person whose name is subscribed to therefore going instrument and acknowledged to me that this person executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this day of 06/22/12

Witness my hand and official seal

Signature : *Aida Chehati*





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## Exhibit A

### Legal Description

A PARCEL OF LAND SITUATE IN THE NORTHEAST  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20, M.D.B. & M., AND FURTHER BEING A PORTION OF LOT 9, AS SHOWN ON THE AMENDED PLAT OF RUHENSTROTH RANCHOS SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 11, 1976, AS DOCUMENT NO. 88873, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B, AS SET FORTH ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON AUGUST 29, 1977, IN BOOK 177, PAGE 1781, AS DOCUMENT NO.12399, OF OFFICIAL RECORDS.