APN: 1220-27-110-026

RECORDING REQUESTED BY:
Fidelity National Title Insurance Company

WHEN RECORDED MAIL TO AND FORWARD TAX STATEMENTS TO: Fannie Mae c/o GREEN TREE SERVICING (FORT WORTH, TX) 4250 North Freeway Fort Worth, TX 76137

DOC # 806497

07/26/2012 03:24PM Deputy: AR
 OFFICIAL RECORD
 Requested By:

Fidelity Default Resolution
 Douglas County - NV
 Karen Ellison - Recorder

Page: 1 of 2 Fee: \$15.00

BK-712 PG-6667 RPTT: EX#002



The undersigned hereby affirms that there is no Social Security numbers contained in this Document.

Trustee Sale No. 11-03099-6 Client Reference No. 89684367

APN: 1220-27-110-026

TRUSTEE'S DEED UPON SALE

TRANSFER TAX: This transaction is exempt from transfer tax pursuant to NRS 375.090 (2)

The grantee herein WAS the foreclosing beneficiary. The amount of the unpaid debt was: \$ 249,009.34 The amount paid by the grantee was: \$249,009.34

Said property is in the unincorporated area, County of Douglas

Fidelity National Title Insurance Company, 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 **Fannie Mae** (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:

LOT 991 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7 FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY NEVADA ON MARCH 27, 1974 AS DOCUMENT NO. 72456.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by TRAVIS J. WALLS AND KIMBERLY A. WALLS, HUSBAND AND WIFE as Trustor, dated July 13, 2007of the Official Records in the office of the Recorder of Douglas, 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 Default of Election to Cause Sale of Real Property under the Deed of Trust recorded on July 23, 2007, as Instrument No. 0705932 of Official records. Trustee having 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 Default of Election to Cause Sale of Real Property under the Deed of Trust within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified return receipt mail, postage prepaid to each person entitled to notice in compliance with Nevada Civil Code 107.050

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Breach and Default of Election to Cause Sale of Real Property under the 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 January 11, 2012. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$249,009.34, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Fidelity National Title Insurance Company, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: July 25, 2012

Fidelity National Title Insurance Company, as Trustee

Carol Carozza, Authorized Signature

State of California

}ss.

County of San Francisco

}ss

On July 24, 2012 before me, Elida Rosado, Notary Public, personally appeared Carol Carozza, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Eliga Rosado # 1882764

My Commission Expires March 14, 2014

ELIDA ROSADO
COMM. #1882764
Notary Public-California
SAN FRANCISCO COUNTY
My Comm. Exp. MAR. 14, 2014