

DOC # 812987
11/16/2012 12:37PM Deputy: PK
OFFICIAL RECORD
Requested By:
LSI Title Agency Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-1112 PG-4629 RPTT: 900.90



RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Wells Fargo Bank, N.A.
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020

FORWARD TAX STATEMENTS TO:

Wells Fargo Bank, N.A.
3476 Stateview Blvd
MAC # X7801-013
Ft. Mill, SC 29715

APN: 1022-11-002-031

NDSC File No.: 11-41696-WF-NV
Loan No.: 0304061633
Title Order No.: 110441866-NV-GTO

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 900.90

The Grantee herein **WAS** the Beneficiary

The amount of the unpaid debt was **\$230,966.03**

The amount paid by the Grantee was **\$230,966.03**

The property is in the city of **WELLINGTON**, 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 :

Wells Fargo Bank, N.A.

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

Lot 49, as shown on the map of TOPAZ RANCH ESTATES, UNIT NO. 1, filed in the Office of the County Recorder of Douglas County, Nevada, on December 4, 1963, as Document No. 23962.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **CONNIE L SOUZA AND JAMES J SOUZA, WIFE AND HUSBAND** , as Trustor, recorded on **08/16/2010** as Instrument No. **768747 BK810 PG3486** (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
NDSC File No.: 11-41696-WF-NV

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 11/07/12 Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was \$230,966.03.

Dated : 11/8/12

National Default Servicing Corporation, an Arizona Corporation

By: Carmen Navejas
Carmen Navejas, Trustee Sales Officer

State of: Arizona
County of: Maricopa

On November 8, 2012, before me, the undersigned, a Notary Public for said State, personally appeared Carmen Navejas 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 Judya Reynolds
Judya Reynolds

