

DOC # 820384
03/21/2013 08:32AM Deputy: SG
OFFICIAL RECORD
Requested By:
LSI Title Agency Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-313 PG-5373 RPTT: EX#002



RECORDING REQUESTED BY :
National Default Servicing Corporation
WHEN RECORDED MAIL TO :
FEDERAL NATIONAL MORTGAGE ASSOCIATION
135 North Los Robles Ave.
Pasadena CA 91101-1707
Forward Tax Statements to :
FEDERAL NATIONAL MORTGAGE ASSOCIATION
135 North Los Robles Ave.
Pasadena CA 91101-1707

APN: 1220-22-410-168
NDSC File No. : 12-30719-OW-NV
Loan No. : 1008142083
Title Order No. : 120143775-NV-GTO

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 0.00
The Grantee herein **WAS** the Beneficiary
The amount of the unpaid debt was **\$288,004.74**.
The amount paid by the Grantee was **\$288,004.74**.
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 :

FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

Lot 979 of GARDNERVILLE RANCHOS UNIT NO. 7, as shown on the Official Map thereof filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676 as Document No. 72456

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **JOHN L. MCGANN, AN UNMARRIED MAN AND DEBORAH L. MCINTIRE AN UNMARRIED WOMAN AS JOINTS TENANTS**, as Trustor, recorded on 08/10/2006 as Instrument No. 0681819 (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, and the recording, mailing, posting, and publication of the Notice of Trustee's Sale have been complied with.



Page 2
Trustee's Deed Upon Sale
NDSC File No. : 12-30719-OW-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 **01/23/13** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$288,004.74**.

Dated : 3/19/13

National Default Servicing Corporation, an Arizona Corporation

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

State of: Arizona
County of: Maricopa

On March 19, 20 13, 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 _____

Judy Reynolds
Judy Reynolds

