

DOC # 823012  
05/06/2013 01:02PM Deputy: SG

OFFICIAL RECORD

Requested By:

First American National De  
Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$16.00  
BK-513 PG-1064 RPTT: EX#002



APN No.: 1220-21-510-238  
Recording Requested by:

When Recorded Mail to:  
Guild Mortgage Company  
5898 Copley Drive  
4th Floor  
San Diego, CA 92111

Forward tax statements to the address given above

TS No.: NV-12-500289-EV

Space above this line for recorders use only

Order No.: 6490311

Grantee: Federal National Mortgage Association

Grantee Address: 5898 Copley Drive, 4th Floor, San Diego, 92111 CA

It is hereby affirmed that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

## Trustee's Deed Upon Sale

Transfer Tax: Bid amount includes cost \$0.00

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
AS AN ACCOMMODATION ONLY

The undersigned grantor declares:

The grantee herein **IS** the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: **\$239,902.50**

The amount paid by the grantee at the trustee sale was: **\$189,322.15**

The documentary transfer tax is: None

Said property is in the City of: **GARDNERVILLE**, County of **DOUGLAS**

**QUALITY LOAN SERVICE CORPORATION**, 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

### Federal National Mortgage Association

(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 245, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY29, 1973, IN BOOK 573, PAGE 1026, AS DOCUMENT NO. 66512 AND ON RECORD OF SURVEY RECORDED OCTOBER 1, 1982, IN BOOK 1082, PAGE 6, AS DOCUMENT NO. 71399, OFFICIAL RECORDS.**



This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **STEVE ROONEY AND ANN ROONEY, HUSBAND AND WIFE**, as trustor, dated **10/29/2007**, and recorded on **10/31/2007** as instrument number **0712221**, in Book **1007**, Page **9064**, of 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 Election to Sell under the Deed of Trust recorded on **12/27/2012**, instrument no **815216**, Book , Page , 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 Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with Nevada Revised Statute 107.050.

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

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.



Said property was sold by said Trustee at public auction on **5/1/2013** at the place named in the Notice of Sale, in the County of **DOUGLAS**, 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 being **\$189,322.15** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date:

**QUALITY LOAN SERVICE CORPORATION**

**MAY 03 2013**

*Claudia Figueroa*  
By: **Claudia Figueroa , Assistant Secretary**

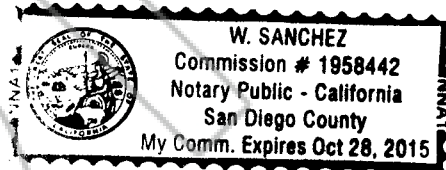
State of: **California)**  
County of: **San Diego)**

On **MAY 03 2013** before me, W. Sanchez a notary public, personally appeared **Claudia Figueroa** 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.

Signature *W. Sanchez* (Seal)  
W. Sanchez



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.