

DOC # 832103  
10/15/2013 02:18PM Deputy: PK  
**OFFICIAL RECORD**  
Requested By:  
First American National De  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-1013 PG-3135 RPTT: 1023.75



APN: 1220-22-410-058

Recording requested by and:  
Mail Tax Statements To:  
*and when Recorded Mail to*  
CitiMortgage, Inc.  
1000 Technology Drive, MS321  
O'Fallon, MO 63368-2240  
RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
AS AN ACCOMMODATION ONLY

Space above this line for recorder's use only

File No. 7307.25103

Title Order No. 6454614

MIN No. 100019983610000881

## TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The grantee herein **WAS** the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was: \$262,142.90
- 3) The amount paid by the grantee at the trustee sale was: \$262,142.90
- 4) The documentary transfer tax is: \$1,023.75
- 5) Said property is in: the County of Douglas

and **Northwest Trustee Services, Inc.**, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied to

**CitiMortgage, Inc.**

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

**LOT 894, AS SHOWN ON THE MAP OF GARDNER VILLE RANCHOS UNIT NO. 7, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 27, 1974 AS DOCUMENT NO. 72456. TOGETHER WITH A 5.00 FOOT EASEMENT FOR SURFACE DRAINAGE OVER LOT 886, AS SET FORTH IN DEED RECORDED FEBRUARY 17, 1988 IN BOOK 288, PAGE 2283, AS DOCUMENT NO. 172684**

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **05/20/09**, executed by **JOHN OLSON AND STACY OLSON, HUSBAND AND WIFE** as Trustor, to secure certain obligations in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION** as beneficiary, recorded **05/29/09**, as Instrument No. **744120 Book 509 Page 7875**, of Official Records in the Office of the Recorder of **Douglas** County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.



File No. 7307.25103

Title Order No. 6454614

MIN No. 100019983610000881

Default occurred as set forth in a Notice of Default 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 Default or the personal delivery of the copy of the Notice of Default 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 **October 2, 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 **\$262,142.90** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust. The undersigned hereby affirms that there is no Social Security number contained in this document.

Date: 10-8-13

**NORTHWEST TRUSTEE SERVICES, INC.**

By: *Janet Castanan*  
~~XXXXXXXXXX~~, Assistant Vice President  
JANET CASTANAN,

State of California

ss.

County of Orange

On 10-8-13 before me, *SINUON SENG*, Notary Public, personally appeared *Janet Castanan*, who 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.

I certify under the 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: *[Signature]* (Seal)

