

DOC # 832420  
10/21/2013 03:51PM Deputy: KE  
OFFICIAL RECORD  
Requested By:  
Lawyers Title Default Serv  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-1013 PG-4290 RPTT: EX#002



**RECORDING COVER PAGE**

**LAWYERS TITLE COMPANY**

**APN 1320-29-115-004**

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**TRUSTEE'S DEED UPON SALE**

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Trustee Sale No. NV09001355-12-1

Title Order No. 08608385

RECORDING REQUESTED BY:

**Lawyers Title Company**

WHEN RECORDED MAIL DEED  
AND TAX STATEMENT TO:

Federal Home Loan Mortgage Corporation  
c/o Ocwen Loan Servicing, LLC  
1100 Virginia Drive, Suite 175  
Ft. Washington, PA 19034

**"ACCOMODATION ONLY"**

**This page provides additional information required by NRS 111.312 Sections 1-2.**



Trustee Sale No. NV09001355-12-1

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### 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: **\$319,967.19**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$285,486.00**
- 4) The documentary transfer tax is: **\$0.00**
- 5) Said property is in the city of: MINDEN

and **MTC Financial Inc. dba Trustee Corps**, herein called "Trustee", as Trustee (or as Successor Trustee) of the Deed of Trust hereinafter described, hereby grants and conveys, but without covenant or warranty, express or implied, to **Federal Home Loan Mortgage Corporation**, herein called "Grantee", the real property in the County of Douglas, State of Nevada, described as follows:

#### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This deed is made pursuant to the authority and powers given to Trustee (or to Successor Trustee) by law and by that certain Deed of Trust dated July 17, 2007, made to RANDOLPH W NICKSON AND, LILLIAN J ROSEN, HUSBAND AND WIFE AS JOINT TENANTS and recorded on July 30, 2007, as Instrument No. 0706491, in Book 0707, on Page 10669, of official records in the Office of the Recorder of Douglas County, Nevada, Trustee (or Successor Trustee) having complied with all applicable statutory provisions and having performed all of his duties under the said Deed of Trust.

All requirements of law and of said Deed of Trust relating to this sale and to notice thereof having been complied with. Pursuant to the Notice of Trustee's Sale, the above described property was sold by Trustee (or Successor Trustee) at public auction on **September 25, 2013** at the place specified in said Notice, to Grantee who was the highest bidder therefore, for **\$285,486.00** cash, in lawful money of the United States, which has been paid.

Dated: 10/18/13 TRUSTEE CORPS

By: Amy Lemus, Authorized Signatory

State of CALIFORNIA  
County of ORANGE

On 10/18/13 before me, David Miller, a notary public personally appeared AMY LEMUS 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 ~~he~~she executed the same in ~~his~~her authorized capacity, and that by ~~his~~her signature on the instrument the person, or the entity upon behalf of which the person 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.

Notary Public in and for said County and State





Trustee Sale No. NV09001355-12-1

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**EXHIBIT "A"**

LOT 250, AS SET FORTH ON THE OFFICIAL PLAT OF WINHAVEN UNIT NO. 4, PHASE A, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 19, 1993, AS DOCUMENT NO. 315526.

