

DOC # 840592
04/03/2014 02:01PM Deputy: AR
OFFICIAL RECORD

Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-414 PG-633 RPTT: EX#002



APN#: 1220-04-516-028

RECORDING REQUESTED BY:
RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY
MAIL TAX STATEMENTS TO AND
WHEN RECORDED MAIL TO:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 DALLAS PKWY, SUITE 1000
DALLAS TX 75254-2916

6217386

The Undersigned Hereby Affirms That There Is No Social Security Number
Contained In This Document.

TRUSTEE'S DEED UPON SALE

COOPER



A.P.N.: 1220-04-516-028
RECORDING REQUESTED BY:
Miles, Bauer, Bergstrom & Winters, LLP.

AND WHEN RECORDED TO:
Greater Nevada Mortgage
4070 Silver Sage Drive
Carson City, NV 89701

Forward Tax Statements to
the address given above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO
SOCIAL SECURITY NUMBER CONTAINED IN THIS DOCUMENT

T.S. # **11-NV0348**
Order #: **6217386**

TRUSTEE'S DEED UPON SALE

A.P.N.: **1220-04-516-028**
The Grantee Herein was the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was **\$101,092.01**
The Amount Paid by the Grantee was **\$128,286.83**
Said Property is in the City of **Gardnerville**, County of **Douglas**
The documentary transfer tax is: **\$0.00**

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY

PATERNO C. JURANI, ESQ., 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 rights, 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 9, OF EL DORADO VILLAGE UNIT NO. 1, AS SHOWN ON THE OFFICIAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON DECEMBER 14, 1973, IN BOOK 1273, PAGE 352, AS DOCUMENT NO. 70678. TOGETHER WITH A 1/46 INTEREST IN AND TO LOTS A, B AND C DESIGNATED AS COMMON AREAS OF SAID SUBDIVISION.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **GREGORY C. LEONARD, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY** as Trustor, dated **October 27, 2009** and recorded on **November 5, 2009**, instrument number **753461** of the 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 **November 12, 2013**, Instrument number **833738** 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 Breach and Default and of Election to Cause Sale of Real Property Under Deed of Trust within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Revised Statutes 107.090.



TRUSTEE'S DEED UPON SALE

T.S. #: **11-NV0348**
Order #: **6217386**

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Breach and Default and of Election to Cause Sale of Real Property Under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. 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 **March 26, 2014**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$128,286.83**, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

Date: April 2, 2014

PATERNO C. JURANI, ESQ., as Trustee

PATERNO C. JURANI, ESQ.

State of **NEVADA**
County of **CLARK**

On April 2, 2014 before me, the undersigned, **B. J. Shiffer** Notary Public, personally appeared **PATERNO C. JURANI, ESQ.** personally known to me (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 he executed the same in his authorized capacity, and that by his 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 (Seal)
Notary Public in and for said County and State

