



WHEN RECORDED MAIL TO  
and  
MAIL TAX STATEMENTS TO:

DEPRESSED MARKET REAL  
ESTATE A HOLDING COMPANY II,  
LLC  
2812 N. NORWALK STE 101  
MESA, AZ 85215

DATE/TIME: 5/16/2011 0228  
FEE: \$13.00  
PAGES: 2  
FEE NUMBER: 2011-040920



Trustee Sale No. 11-00317-3    Loan No. 0021399738    Title Order No. 701464

### TRUSTEE'S DEED

APN 102-03-36200

"Exempt pursuant to ARS 11-1134(B)(1)"

FIDELITY NATIONAL TITLE INSURANCE COMPANY (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to DEPRESSED MARKET REAL ESTATE A HOLDING COMPANY II, LLC (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of Pinal, State of Arizona, described as follows:

LOT 54, PALM SPRINGS UNIT SEVEN, ACCORDING TO BOOK 13 OF MAPS, PAGE 51.  
RECORDS OF PINAL COUNTY, ARIZONA.  
APN# 102-03-36200

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust dated April 20, 2006 and executed by RYAN SHEPHERD AND SHERRY SHEPHERD, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, as Trustor, and recorded on April 25, 2006, as Instrument No. 2006-059259 of Official Records in the office of the Recorder of Pinal County, AZ, and in compliance with laws of the State of Arizona authorizing this conveyance.

All requirements of law regarding the recording, mailing, publishing and posting of the Notice of Sale have been complied with.

Said property was sold by the Trustee at public auction on **April 28, 2011** in the County of Pinal in which said property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and made payment therefore to said Trustee of the amount bid, namely **\$41,300.00** which payment was made either entirely in cash or by satisfaction, pro tanto, of the obligation then secured by said Deed of Trust, together with the foreclosure and expenses related thereto.

Dated: May 3, 2011

**FIDELITY NATIONAL TITLE INSURANCE COMPANY, TRUSTEE**

*Rosanna Chavez*  
\_\_\_\_\_  
Rosanna Chavez, Authorized Signature

State of California }ss.  
County of San Francisco }ss

On May 3, 2011, before me, Elida Rosado, a Notary Public, personally appeared Rosanna Chavez, 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.

*Elida Rosado*  
\_\_\_\_\_  
Elida Rosado # 1882764  
My Commission Expires March 14, 2014



(Seal)

*Elida Rosado*