

**RECORDING REQUESTED BY:**  
**RECONTRUST COMPANY, N.A.**  
2380 Performance Dr, TX2-985-07-03  
Richardson, TX 75082



**OFFICIAL RECORDS OF**  
**PINAL COUNTY RECORDER**  
**LAURA DEAN-LYTLE**

**WHEN RECORDED MAIL TO:**

Bank of America, N.A.  
2380 Performance Dr, TX2-985-07-03  
Richardson, TX 75082  
TS No. 11-0029945  
Title Order No. 110189334AZGTI  
APN No. 512-06-6230

DATE/TIME: 09/23/2011 1041

FEE: \$13.00

PAGES: 4

FEE NUMBER: 2011-077930



**TRUSTEE'S DEED UPON SALE ARIZONA**

The undersigned grantor declares:

The amount of the unpaid debt together with costs was \$179,361.81.

The amount paid by the grantee at the trustee's sale was \$177,586.34.

The documentary transfer tax is \$ \_\_\_\_\_ The Grantee was/was not the foreclosing beneficiary.

RECONTRUST COMPANY, N.A., as the duly appointed Trustee (or successor Trustee or substituted Trustee), under a Deed of Trust referred to below, and herein called Trustee, does hereby grant without covenant or warranty to:

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
(SEE ATTACHMENT 1 FOR ADDITIONAL GRANTEE INFORMATION)  
the real property, situated in the County of Pinal, State of Arizona describe as follows:

SEE LEGAL DESCRIPTION ATTACHED AS 'EXHIBIT A'

This conveyance is made pursuant to the power of sale, conferred upon SUCCESSOR TRUSTEE by the Deed of Trust, dated 02/28/2007 made by SALVADOR A. VILLASENOR, AND IZAYANA UGARTE, HUSBAND AND WIFE, as TRUSTOR(S), FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORP, as TRUSTEE, in which MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., is named as BENEFICIARY and recorded on 03/07/2007, as Instrument Number 2007-028644, Book N/A, Page N/A, in the office of the county recorder of Pinal, and after fulfillment by the SUCCESSOR TRUSTEE of the conditions specified in said Deed of Trust, and in compliance with the laws of the State of Arizona. Trustee or Successor Trustee having complied with all applicable statutory provisions and having performed all of the required duties under said Deed of Trust including posting, publishing, recordation of all necessary documents.

Said property was sold by the SUCCESSOR TRUSTEE at public auction on 09/16/2011, 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 SUCCESSOR TRUSTEE of the amount bid, namely \$177,586.34.

DATED: September 20, 2011

RECONTRUST COMPANY, N.A.

EXEMPT UNDER ARS 11-1134-B-1

By:

Stephanie Y. King

AVP

State of: Texas

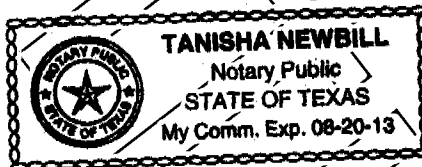
County of: Tarrant

On 9-20-11 before me Tanisha Newbill, notary public, personally appeared Stephanie Y. King AVP, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to 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.

Witness my hand and official seal.

Tanisha Newbill

Notary Public's Signature



"This instrument is being recorded as an  
ACCOMMODATION ONLY, with no  
Representation as to its effect upon title"

Trustee's Deed Upon Sale Arizona

TS No.:

11-0029945

Date:

9-20-11

APN No.:

512-06-6230

The following information is provided in accordance with Arizona Revised Statutes Section 33-401C, effective July 28, 2010, which states, in part:

IN EVERY DEED OR CONVEYANCE OF REAL PROPERTY IN WHICH THE GRANTEE IS SUBJECT TO REGULATION PURSUANT TO TITLE 6, 10 OR 29, OR WOULD BE SUBJECT TO REGULATION PURSUANT TO TITLE 6, 10 OR 29 IF DOING BUSINESS IN THIS STATE, THE GRANTEE'S NAME AND ADDRESS AND THE STATE IN WHICH THE GRANTEE IS INCORPORATED, ORGANIZED, LICENSED, CHARTERED OR REGISTERED SHALL BE SET FORTH FULLY, TOGETHER WITH THE NAME OF THE COUNTRY UNDER WHICH THE GRANTEE IS CHARTERED OR FORMED.

1. Grantee's Capacity (please check applicable box below):

- ☐ Individual (Complete #2 and #3 only)
- ☐ Bank
- ☐ Other Financial Institution
- ☒ Corporation
- ☐ Limited Liability Corporation (LLC)
- ☐ Limited Liability Partnership (LLP)
- ☐ Other (Please Describe) \_\_\_\_\_

2. Grantee's Name: FEDERAL NATIONAL MORTGAGE ASSOCIATION

3. Grantee's Address: 3900 WISCONSIN AVE, NW WASHINGTON, DC 20016

4. State in which Grantee is Incorporated, Organized, Licensed, Chartered, or Registered: FEDERALLY CHARTERED

5. Country under which Grantee is Chartered or Formed: UNITED STATES

TS # 11-0029945

PUB# 3964050

LOAN TYPE: CONV

## "EXHIBIT A"

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF ARIZONA, COUNTY OF PINAL, CITY OF MARICOPA, DESCRIBED AS FOLLOWS: LOT 245, PHASE II, PARCEL 23 AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 189.

*Form legaldesc (07/01)*