

DOC # 741240
04/13/2009 08:35AM Deputy: PK
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-409 PG-3059 RPTT: 0.00



Recording requested by:

When recorded mail to:

Bank of America, N.A.
P.O. Box 9000
475 CrossPoint Parkway
Getzville, NY 14068

Space above this line for recorder's use only

File No. 7530.20388

Title Order No. 1013738

MIN No.

TRUSTEE'S DEED UPON SALE

APN: 1121-05-510-020

The undersigned grantor declares:

- 1) The grantee herein **WAS** the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was: \$179,316.75
- 3) The amount paid by the grantee at the trustee sale was: \$165,469.60
- 4) The documentary transfer tax is: 0
- 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

Bank of America, N.A.

(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:

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 11/06/06, executed by **Offir Murillo and Jose L. Viveros** as Trustor, to secure certain obligations in favor of **Bank of America, N.A.** as beneficiary, recorded 11/15/06, as Instrument No. **BOOK 1106, PAGE 5318 DOOC NO 0688754**, 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.


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 **March 25, 2009** 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 **\$165,469.60** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 04/07/09

NORTHWEST TRUSTEE SERVICES, INC.

By: 
Karen Talafus, Authorized Signatory

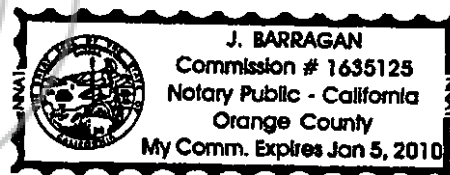
State of California)
County of Orange)

On 04/07/09, before me, J. Barragan, Notary Public, personally appeared Karen Talafus, 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 is he/they executed the same and 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.

Signature 
J. Barragan



**THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.**



BK-409
PG-3060

TRUSTEE SALE GUARANTEE

**Exhibit A
LEGAL DESCRIPTION**

File Number: 1013738

The Leasehold Estate created by that certain lease dated October 25, 2004 made by and between Offir Murillo, as Lessor and Offir Murillo and Jose Viveros, wife and husband, as joint tenants, as Lessee for the terms and conditions contained in said lease recorded October 27, 2004, in Book 1104, at Page 11356, as Document No. 627759, Official Records of Douglas County, Nevada.

Lot 5, as set forth on Record of Survey of PINEVIEW DEVELOPMENT, UNIT NO. 1, filed for record with the Douglas County Recorder on October 13, 1997, in Book 1097, Page 2348, as Document No. 423881, and Amended Record of Survey, recorded March 8, 2000, as Document No. 487625, Official Records.

ASSESSOR'S PARCEL NO. 1121-05-510-020

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE.

Guarantee No: G-4205-24140

stewart
title guaranty company



BK-409
PG-3061