

DOC # 745131  
06/15/2009 11:56AM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN NATIONAL  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-609 PG-4128 RPTT: 444.60



APN#: 1319-30-512-007

**RECORDING REQUESTED BY:  
FIRST AMERICAN TITLE INSURANCE COMPANY  
AS AN ACCOMMODATION ONLY**

**MAIL TAX STATEMENTS TO AND  
WHEN RECORDED MAIL TO:**  
C/O I.B. Property Holdings, LLC  
Bayview Loan Servicing, LLC  
4425 Ponce De Leon Blvd., 5<sup>th</sup> Floor  
Coral Gables, FL 33146

**4014098-DM**

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

**TRUSTEE'S DEED UPON SALE**

**TITLE OF DOCUMENT**

RECORDING REQUESTED BY:  
Seaside Trustee Inc.

AND WHEN RECORDED TO:  
**Bayview Loan Servicing, LLC.**  
**4425 Ponce De Leon Blvd., 5th Floor**  
**Coral Gables, FL 33146**

**Forward Tax Statements to**  
**the address given above**

SPACE ABOVE LINE FOR RECORDER'S USE

A.P.N.: 1319-30-512-007  
T.S. # **0900922NV**      Loan #: **383737**  
Order #: **4014098**

**The undersigned hereby affirms that there is no Social Security number contained in this document.**

### **TRUSTEE'S DEED UPON SALE**

Transfer Tax: **\$444.60**  
The Grantee Herein **WAS** the Foreclosing Beneficiary.  
The Amount of the Unpaid Debt was **\$308,520.70**  
The Amount Paid by the Grantee was **\$113,750.00**  
Said Property is in the City of **STATELINE**, County of **Douglas**

**Seaside Trustee Inc.**, 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

#### **I.B. PROPERTY HOLDINGS, LLC., A DELAWARE LIMITED LIABILITY COMPANY**

(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:

PARCEL 1: UNIT 2 OF LOT 2 CONDOMINIUM MAP, AS SET FORTH ON SHEET 6 OF THE 3RD AMENDED MAP OF TAHOE VILLAGE NO. 2 FILED FOR RECORD ON AUGUST 14, 1979, AS DOCUMENT NO. 35555, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.    PARCEL 2: AN UNDIVIDED 1/18 INTEREST IN AND TO THOSE AREAS DESIGNATED AS "COMMON AREAS" AS SET FORTH ON THE MAP OF LOT OF CONDOMINIUM MAP, AS SET FORTH ON SHEET 6 OF THE 3RD AMENDED MAP OF TAHOE VILLAGE NO. 2, FILED FOR RECORD ON AUGUST 14, 1979, AS DOCUMENT NO. 35555, OFFICIAL RECORDS AS DOUGLAS, STATE OF NEVADA.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **JOHN LLAMAS A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY** as Trustor, dated **6/13/2007** 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 **6/20/2007**, instrument number **0703451** Book **0607**, Page **6453** 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 Election to Sell 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 Civil Code 107.050



BK-609  
PG-4129

# TRUSTEE'S DEED UPON SALE

T.S. #: 0900922NV  
Loan #: 383737  
Order #: 4014098

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell 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 **6/10/2009**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ **\$113,750.00**, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Seaside Trustee Inc. , as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 6/10/2009

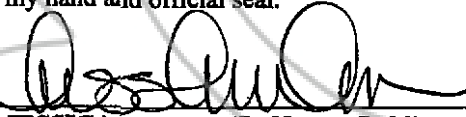
Seaside Trustee Inc.

  
\_\_\_\_\_  
ELVIA BOUCHE, VICE PRESIDENT

State of California} ss  
County of Ventura}

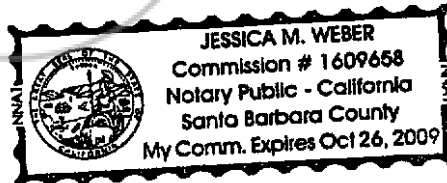
On **6/10/2009** before me, the undersigned, **JESSICA M. WEBER, Notary Public** Notary Public, personally appeared **ELVIA BOUCHE** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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.  
WITNESS my hand and official seal.

Signature



(Seal)

JESSICA M. WEBER, Notary Public



BK-609  
PG-4130