



RECORDING REQUESTED BY  
LAWYERS TITLE

APN: 1419-27-511-005

Recording requested by and:

Mail Tax Statements 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. 7530.21151 Title Order No. 08600035 MIN No.

### TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The grantee herein **WAS** the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was: \$806,457.79
- 3) The amount paid by the grantee at the trustee sale was: \$308,125.00
- 4) The documentary transfer tax is: 3145.35
- 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 **04/02/07**, executed by **Georgia Love** as Trustor, to secure certain obligations in favor of **Bank of America, N.A.** as beneficiary, recorded **04/12/07**, as Instrument No. **699007**, 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 **September 2, 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 **\$308,125.00** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust. The undersigned hereby affirms that there is no Social Security number contained in this document.

Date: 09/09/09

**NORTHWEST TRUSTEE SERVICES, INC.**


By:   
Karen Talafus Authorized Signatory

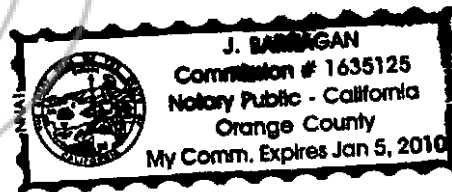
State of California )  
County of Orange )

On 09/09/09, 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.**



GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the Notary Seal on the document to which this Statement is attached reads as follows:

NAME OF THE NOTARY: J. Barragan  
 DATE COMMISSION EXPIRES: 1-5-2010  
 COUNTY WHERE BOND IS FILED: Orange  
 COMMISSION NUMBER: 1635125 VENDOR#: NNA1

I certify under penalty of perjury and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

\_\_\_\_\_  
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 \_\_\_\_\_

PLACE OF EXECUTION: LOS ANGELES

DATE: 9-11-09

SIGNATURE: *Armen G.*

\* Personally know to me (or proved to me on the basis of satisfactory evidence) to be the person(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 entity upon behalf of which the person(s) acted, executed the instrument.



GUARANTEE NUMBER 7202328-77604649

FILE NUMBER: 00173028-CT

EXHIBIT A

Parcel A:

**Lot 60, as shown on the Final Subdivision Map Planned Unit Development PD 05-012 for CANYON CREEK ESTATES, recorded on March 15, 2007, in the office of the County Recorder, Douglas County, Nevada in Book 307, at page 4530, as Document No. 697065, Official Records and that certain certificate of amendment recorded on March 27, 2007 in Book 307, page 8650, as Document No. 697842, changing the name of the subdivision map to CANYON CREEK ESTATES PHASE 2.**

Parcel B:

**Together with those certain easements for storm drainage, slope and drainage as granted to Ronald L. Simek, an unmarried man, over Parcel 22, as shown on Record of Survey Map No. 403935, as described in Easement Deed, recorded on March 6, 2002, in Book 302, at page 1943, as Document No. 536314, Official Records.**

**Also together with an easement for a temporary septic system as described in Agreement recorded on August 12, 2004, in Book 804, page 4808, as Document No. 621280, Official Records.**

**Also together with those certain rights as set forth in Document recorded on August 12, 2004 in Book 804, at page 4821, as Document No. 621281, Official Records.**

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