



APN: 1220-12-610-014

Recording requested by and:

**LAWYERS TITLE COMPANY-MV**  
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. 7530.21911

Title Order No. 08600086

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: \$424,496.42
- 3) The amount paid by the grantee at the trustee sale was: \$139,500.00
- 4) The documentary transfer tax is: \$ 544.05
- 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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

### RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **01/12/07**, executed by **Lynda P. Bammer** as Trustor, to secure certain obligations in favor of **Bank of America, N.A.** as beneficiary, recorded **01/18/07**, as Instrument No. **0692959**, 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 **April 27, 2011** 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 **\$139,500.00** 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: 04/27/11

**NORTHWEST TRUSTEE SERVICES, INC.**

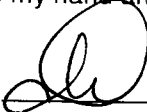
By:   
Janet Block, Assistant Vice President

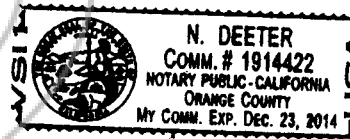
State of California )  
County of Orange )

On **MAY 05 2011** before me, **N. Deeter, Notary Public**, personally appeared **Janet Block**, who proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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: 



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



GUARANTEE NUMBER 7202328-78306928

FILE NUMBER: 00174546-CT

**EXHIBIT A**

**Being a portion of the North one-half of Section 12, Township 12 North, Range 20 East, M.D.B. & M., further described as follows:**

**Lot 29 in Block G, as set forth on Final Subdivision Map 2DA #01-083 for Pinion Ridge, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 15, 2003 in Book 0903, page 7332, as Document No. 589938.**

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