

DOC # 788631
08/25/2011 04:02PM Deputy: KE
OFFICIAL RECORD
Requested By:
LSI Title Agency Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-811 PG-4971 RPTT: 214.50



RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

FINANCIAL FREEDOM
2900 ESPERANZA CROSSING
AUSTIN, TX 78758

MAIL TAX STATEMENTS TO: SAME AS ABOVE

Trustee's Sale No: NV-FFN-11010622

110185705

APN: 1022-09-001-070

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

1. The Grantee herein Was the foreclosing beneficiary.
1. The amount of the unpaid debt together with costs was \$200,958.48.
2. The amount paid by the Grantee at the Trustee's Sale was \$55,000.00.
3. The documentary transfer tax is \$214.50.

THIS INDENTURE made August 17, 2011, between ASSET FORECLOSURE SERVICES, a California corporation, hereinafter called Trustee and BANK OF AMERICA, NATIONAL ASSOCIATION, hereinafter called Grantee, **WITNESSETH:**

WHEREAS, KENNETH LEE ARNOLD AND DOROTHY FAYE ARNOLD, TRUSTEES OF THE KENNETH LEE ARNOLD AND DOROTHY FAYE ARNOLD REVOCABLE TRUST DATED SEPTEMBER 5, 2000, by a Deed of Trust dated 7/28/2006, and recorded 8/2/2006 in Volume 0806, page 968,, as Instrument No. 0681137, of Official Records in the office of the Recorder of DOUGLAS County, NEVADA, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of a certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default, to which reference is hereby made; and,

WHEREAS, on 4/5/2011, the then Beneficiary, or holder of said note did execute and deliver to the Trustee written declaration of default and demand for sale and thereafter there was filed for record on 4/7/2011, in the office of the County Recorder of DOUGLAS County, NEVADA, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Instrument No. 781233, of Official Records of said County and,

WHEREAS, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the Statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in a newspaper of general circulation printed and in each county in which the property or any part thereof is situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust, sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States of America on August 17, 2011, at 01:00 PM, of said day, **AT THE 8TH STREET ENTRANCE TO THE COUNTY COURTHOUSE, 1625 EIGHTH STREET, in the City of MINDEN, County of DOUGLAS, State of NEVADA,** and



WHEREAS, three true and correct copies of said Notice were posted in three of the most public places in the County of DOUGLAS, State of NEVADA, in which said sale was noticed to take place, and where the property was to be sold for not less than twenty days before the date of sale therein fixed, and,

WHEREAS compliance having been made with all the statutory provisions of the State of NEVADA and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place aforesaid did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of \$55,000.00, said Grantee being the highest and best bidder therefore,

NOW, THEREFORE, Trustee, in consideration of the premises recited and the sum of the above mentioned bid paid by the Grantee, the receipt whereof is hereby acknowledged, and by virtue of these premises, does **GRANT AND CONVEY**, but without warranty or covenants, expressed or implied, unto the said Grantee, BANK OF AMERICA, NATIONAL ASSOCIATION, all that certain property situate in the County of DOUGLAS, State of NEVADA, described as follows:

LOT 71, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES, UNIT NO. 3, FILED IN THE OFFICE OF THE COUNTY RECORD OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 31, 1969, AS DOCUMENT NO. 44091

Tax Parcel No: 1022-09-001-070

IN WITNESS WHEREOF, the said ASSET FORECLOSURE SERVICES, as Trustee has this day caused its corporate name to be hereunto affixed by its thereunto duly authorized by resolution of its Board of Directors.

Dated: 8/23/2011

ASSET FORECLOSURE SERVICES, INC.

By *Kelli J. Espinoza*
Kelli J. Espinoza, Sr. VP Default Operations

STATE OF California)
) ss.
COUNTY OF Los Angeles)

On 8/23/2011, before me Jonny Dahinten, a Notary Public, personally appeared Kelli J. Espinoza, 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]
NOTARY PUBLIC

