

DOUGLAS COUNTY, NV

2015-872569

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FIRST AMERICANTITLE STATELINE

KAREN ELLISON, RECORDER

## ASSIGNMENT OF DEED OF TRUST

### Cover Sheet

This form was prepared by (Name, address & phone number):

**Vicky A. Felderman**

**American Trust & Savings Bank**

**895 Main St. PO Box 938**

**Dubuque, IA 52004-0938**

**(563) 582-1841**

Parcel Tax ID #.:

WHEN RECORDED MAIL TO:

**American Trust & Savings Bank**

**895 Main Street PO Box 938**

**Dubuque, IA 52004-0938**

**Loan No: 48335426**

This document is dated: **November 5, 2015**

**Taxpayer Name: Brian McSweeney**

**The Assignor(s) is: United American Bank**

Assignor's primary address is: **101 South Ellsworth Ave Suite 110  
San Mateo, CA 94401**

**The Assignee(s) is: American Trust & Savings Bank**

Assignee's address is: **895 Main St**

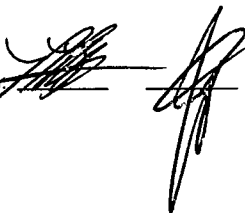
**Dubuque, IA 52001**

**Property Parcel/Tax Identification Number:**

**The Property Address is: 600 Highway 50 Unit 10  
Zephyr Cove, NV 89448**

**The Legal Description of the property is:**

**See Exhibit "A" attached hereto and made a part hereof.**



## ASSIGNMENT OF MORTGAGE

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is **101 South Ellsworth Ave Suite 110, San Mateo, CA 94401**, does hereby grant, sell, assign, transfer and convey, unto the **American Trust & Savings Bank**, a corporation organized and existing under the laws of **State of Iowa** (herein "Assignee"), whose address is **895 Main St, Dubuque, IA 52001**, a certain Deed of Trust dated **November 5, 2015**, made and executed by **Brian McSweeney AND Annamarie McSweeney, Husband and Wife**

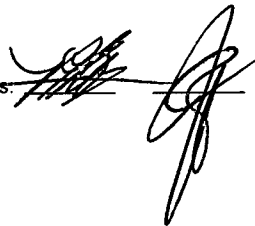
to and in favor of **United American Bank, a Corporation**

upon the following described property situated in **Douglas** County, State of **Nevada** :

**See Exhibit "A" attached hereto and made a part hereof.**

such Deed of Trust having been given to secure payment of **417,000.00** (Include the Original Principal Amount)

which Deed of Trust is of record in Book, Volume, or Liber No. \_\_\_\_\_, at page \_\_\_\_\_ (or as No. \_\_\_\_\_) of the **Douglas** Records of \_\_\_\_\_ County, **Nevada**, together with the note(s) and obligations therein described and the money due and to become due thereon with interest, and all rights accrued or to accrue under such Deed of Trust.



TO HAVE AND TO HOLD the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Deed of Trust.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Deed of Trust on **November 5, 2015**

\_\_\_\_\_  
Witness (Print Name)

**United American Bank**  
\_\_\_\_\_  
(Assignor)

\_\_\_\_\_  
Witness (Print Name)

By: \_\_\_\_\_  
(Signature)  
(Print Name & Title)  
**Frank Bartaldo**  
**Sr. Exec. Vice President**

\_\_\_\_\_  
Attest (Print Name)  
**Nancy L. Wineman**  
**Executive V.P. Chief Credit Officer**

Seal:

\_\_\_\_\_ [Space Below This Line Reserved For Acknowledgment] \_\_\_\_\_

**STATE OF Nevada**  
**COUNTY OF Douglas**

On **November 5, 2015** before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Frank Bartaldo** known to me to be the **Sr. Exec. Vice President** and **Nancy L. Wineman**, known to me to be **Executive V.P. Chief Credit Officer** of the corporation herein which executed the within instrument, that no seal has been procured by the said corporation, that said instrument was signed on behalf of said corporation pursuant to it's by-laws or a resolution of it's Board of Directors and that he/she acknowledges said instrument to be the free act and deed of said corporation.

\_\_\_\_\_  
Notary Public  
My Commission Expires

(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

**Douglas** County,  
**Nevada**

Initials: \_\_\_\_\_  
\_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

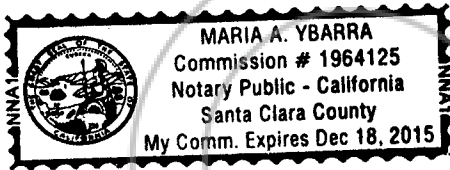
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Mateo  
On 11-5-15 before me, Maria A. Ybarra, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Nancy L. Whreman  
Name(s) of Signer(s)

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/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.

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 Maria A. Ybarra  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document:**

Title or Type of Document: Assign DT Document Date: 11-5-15  
Number of Pages: 3 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

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**CIVIL CODE § 1189**

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State of California

County of San Mateo

On 11-5-15

before me, Maria A. Ybarra, Notary Public.

Date

Here Insert Name and Title of the Officer

personally appeared

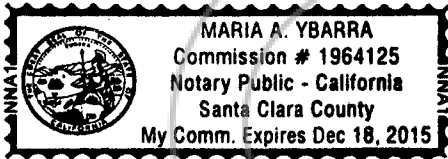
Frank Bartalido

Name(s) of Signer(s)

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WITNESS my hand and official seal.



Signature Maria A. Ybarra  
Signature of Notary Public

Place Notary Seal Above

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**Description of Attached Document**

Title or Type of Document: Assignment DTI Document Date: 11.5.15

Number of Pages: 3 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

## EXHIBIT 'A'

### PARCEL NO. 1:

UNIT 10 AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "OFFICIAL PLAT OF PINEWILD, A CONDOMINIUM, RECORDED JUNE 26, 1973 AS DOCUMENT NO. 67150, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA.

### PARCEL NO. 2:

THE EXCLUSIVE RIGHT TO USE AND POSSESSION OF THOSE CERTAIN PATIO AREAS ADJACENT TO SAID UNIT DESIGNATED AS "RESTRICTED COMMON AREA" ON THE SUBDIVISION MAP REFERRED TO IN PARCEL 1 ABOVE.

### PARCEL NO. 3:

AN UNDIVIDED ELEVEN AND ONE TENTHS (11.1) INTEREST AS TENANT IN COMMON IN AND TO THAT PORTION OF THE REAL PROPERTY DESCRIBED ON THE SUBDIVISION MAP REFERRED TO IN THE DESCRIPTION IN PARCEL 1 ABOVE, DEFINED IN THE AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEWILD, A CONDOMINIUM PROJECT, RECORDED ON MARCH 11, 1974, IN BOOK 374, AT PAGE 193 ET SEQ. AS LIMITED COMMON AREA AND THEREBY ALLOCATED TO THE UNIT DESCRIBED IN PARCEL 1 ABOVE, AND EXCEPTING UNTO GRANTOR NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT, ENCROACHMENTS, MAINTENANCE AND REPAIR OVER THE COMMON AREAS DEFINED AND SET FORTH IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

### PARCEL NO. 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL 1 ABOVE, FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT ENCROACHMENTS, MAINTENANCE AND REPAIR, OVER THE COMMON AREAS AS DEFINED AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEWILD, MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION OF PARCEL 3 ABOVE.