

RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :

**Bank of America, N.A.**  
275 S. Valencia Avenue 1st Floor  
Brea, CA 92823

FORWARD TAX STATEMENTS TO:

**Bank of America, N.A.**  
275 S. Valencia Avenue 1st Floor  
Brea, CA 92823

APN: 1022-08-001-022

NDSC File No. : 15-31398-BA-NV  
Title Order No. : 61502203

### TRUSTEE'S DEED UPON SALE

Transfer Tax : \$1,329.90

The Grantee herein **WAS** the Beneficiary

The amount of the unpaid debt was **\$342,086.33**

The amount paid by the Grantee was **\$340,575.12**

The property is in the city of **Wellington**, County of **Douglas**, State of **NV**.

**National Default Servicing Corporation, an Arizona Corporation**, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

**Bank of America, N.A.**

herein called Grantee, the following described real property situated in **Douglas** County :

**LOT 10 IN BLOCK Q, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 4, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 16, 1970, IN BOOK 1 OF MAPS, PAGE 224, AS DOCUMENT NO. 50212.**

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **Brian A. Wilcox and Shelly L. Wilcox, husband and wife, as joint tenants**, as Trustor, recorded on **05/14/2007** as Instrument No. **0701100 BK- 0507 Pg- 4983** (or Book, Page) of the Official Records of **Douglas** County, **NV**.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, the recording, mailing, posting, and publication of the Notice of Trustee's Sale have been complied with.

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Trustee's Deed Upon Sale  
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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 05/11/16 Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was \$340,575.12.

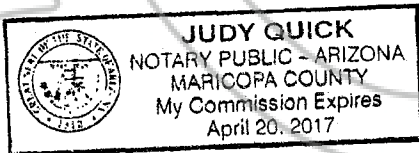
Dated : 5/12/16 National Default Servicing Corporation, an Arizona Corporation  
By: Carmen Navejas 05/12/16  
Carmen Navejas, Trustee Sales Officer

State of: Arizona  
County of: Maricopa

On 5-12, 2016, before me, the undersigned, a Notary Public for said State, personally appeared Carmen Navejas, personally known to me be (or 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.

WITNESS my hand and official seal,

Signature Judy Quick



STATE OF NEVADA  
DECLARATION OF VALUE FORM

- 1 Assessor Parcel Number(s)  
a) 1022-08-001-022  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

- 2 Type of Property:  
a)  Vacant Land  
b)  Single Fam. Res.  
c)  Condo/Twnhse  
d)  2-4 Plex  
e)  Apt. Bldg  
f)  Comm'l/Ind'l  
g)  Agricultural  
h)  Mobile Home  
Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a Total Value/Sales Price of Property \$340,575.12  
b Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
c Transfer Tax Value: \$340,575.12  
d Real Property Transfer Tax Due \$1,329.90  
4. **If Exemption Claimed:**  
a Transfer Tax Exemption per NRS 375.090, \_\_\_\_\_  
b Explain Reason for Exemption: Bin + Cost

5. Partial Interest: Percentage being transferred: 100%  
The undersigned declare and acknowledges, under penalty of perjury, pursuant to NRS, 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Carmen Navejas 05/12/16 Capacity Trustee Sales Officer  
Carmen Navejas, 15-31398-BA-NV

Signature \_\_\_\_\_  
**SELLER (GRANTOR) INFORMATION**  
National Default Servicing Corp.  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

Capacity Grantee  
**BUYER (GRANTEE) INFORMATION**  
Bank of America, N.A.  
275 S. Valencia Avenue 1st Floor  
Brea CA 92823

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Premier American Title Agency, Inc.  
400 N. Stephanie Street, Suite 140  
Henderson, NV 89014