

RECORDING COVER PAGE

Stewart Title

APN 1219-22-001-037

DOUGLAS COUNTY, NV **2018-917408**
RPTT:\$717.60 Rec:\$35.00
\$752.60 Pgs=3 **07/30/2018 01:05 PM**
STEWART CENTRALIZED TITLE SERVICES 2
KAREN ELLISON, RECORDER

TRUSTEE'S DEED UPON SALE

Trustee Sale No. NV08000120-17-1S

Title Order No. 17-0008069-01

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

Bank of America, N.A.
7105 Corporate Drive
Building C
Plano, TX 75024

This page provides additional information required by NRS 111.312 Sections 1-2.

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: **\$390,673.69**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$183,750.00**
- 4) The documentary transfer tax is: **\$717.60**
- 5) Said property is in the city of: GARDNERVILLE

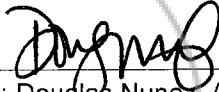
and **MTC Financial Inc. dba Trustee Corps**, herein called "Trustee", as Trustee (or as Successor Trustee) of the Deed of Trust hereinafter described, hereby grants and conveys, but without covenant or warranty, express or implied, to **BANK OF AMERICA, N.A.**, herein called "Grantee", the real property in the County of Douglas, State of Nevada, described as follows: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

This deed is made pursuant to the authority and powers given to Trustee (or to Successor Trustee) by law and by that certain Deed of Trust dated August 19, 2004, made to EDWIN F PACULT AND NADIA V PACULT and recorded on September 1, 2004, as Instrument No. 0623224, in Book 0904, on Page 00430, of official records in the Office of the Recorder of Douglas County, Nevada, Trustee (or Successor Trustee) having complied with all applicable statutory provisions and having performed all of his duties under the said Deed of Trust.

All requirements of law and of said Deed of Trust relating to this sale and to notice thereof having been complied with. Pursuant to the Notice of Trustee's Sale, the above described property was sold by Trustee (or Successor Trustee) at public auction on **July 18, 2018** at the place specified in said Notice, to Grantee who was the highest bidder therefore, for **\$183,750.00** cash, in lawful money of the United States, which has been paid.

Dated: July 26, 2018

MTC Financial Inc. dba Trustee Corps



By: Douglas Nunez, Authorized Signatory

State of NEVADA
County of CLARK

This instrument was acknowledged before me on _____
by DOUGLAS NUNEZ.

July 26, 2018

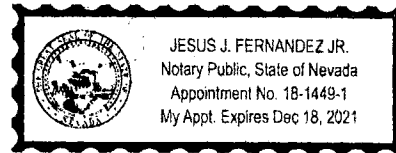
Notary Public Signature

Printed Name

My Commission Expires:

Jesus J. Fernandez, Sr.

12/18/2021



Trustee Sale No. NV08000120-17-1S

EXHIBIT "A"

LOT 409 IN BLOCK B, A SET FORTH ON THAT CERTAIN OFFICIAL PLAT OF JOB'S PEAK RANCH UNIT 4, FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT 2014-4, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 12, 2004 IN BOOK 0404 OF OFFICIAL RECORDS, AT PAGE 5560, AS DOCUMENT NO. 610012.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1219-22-001-037
 b. _____
 c. _____
 d. _____

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

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

3. a. Total Value/Sales Price of Property \$ 183,750.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 184,000.00
 d. Real Property Transfer Tax Due \$ 717.60

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%
 The undersigned declares 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 [Signature] As Authorized Agent, 07/24/2018 Capacity: Grantor
 Signature [Signature] As Authorized Agent, 07/24/2018 Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Marjorie Benavidez, Specialist
 MTC Financial Inc. dba Trustee Corps
 Address: 3571 Red Rock St., Ste B
 City: Las Vegas
 State: NV Zip: 89103

Print Name: Bank of America, N.A.
 Address: 7105 Corporate Drive
 City: Plano
 State: TX Zip: 75024

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

Print Name: STEWART TITLE COMPANY
 Address: 18000 INTERNATIONAL BLVD.
 City: SEATAC

Escrow # 17-0008069-01
 State: WA Zip: 98188