

RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :

Bank of America, N.A.
1800 Tapo Canyon Rd
Mail Code: CA6-914-01-65
Simi Valley, CA 93063

FORWARD TAX STATEMENTS TO:

Bank of America, N.A.
1800 Tapo Canyon Rd
Mail Code: CA6-914-01-65
Simi Valley, CA 93063

APN: 04-164-04



NDSC File No. : 15-30165-BA-NV
Title Order No. : 61500271

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 865.80
The Grantee herein WAS the Beneficiary
The amount of the unpaid debt was \$222,829.10
The amount paid by the Grantee was \$221,645.27
The property is in the city of **Alamo**, County of **Lincoln**, 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 **Lincoln County** :

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.& M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 7 IN BLOCK 3 OF THE ALAMO WEST SUBDIVISION PHASE II AS SHOWN ON THE MAP THEREOF RECORDED OCTOBER 15, 1993 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 392 AS FILE NO. 101044, LINCOLN COUNTY, NEVADA RECORDS.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **Joseph J. Albano and Mary E. Albano husband and wife** , as Trustor, recorded on **12/17/2009** as Instrument No. **0134993** (or Book, Page) of the Official Records of **Lincoln 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.



0148371

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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 09/18/15 Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was \$221,645.27.

Dated : 9/21/15

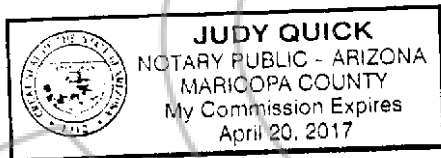
National Default Servicing Corporation, an Arizona Corporation

By: *Genevieve Mada*
Genevieve Mada, Trustee Sales Officer

State of: Arizona
County of: Maricopa

On 9.21, 2015, before me, the undersigned, a Notary Public for said State, personally appeared Genevieve Mada, 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

Recording requested By
PREMIER AMERICAN TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: HB RPTT: \$865.80
Book- 298 Page- 0458

- 1 Assessor Parcel Number(s)
 - a) 04-164-04
 - 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 \$221,645.27
- b Deed in Lieu of Foreclosure Only (value of property) (_____)
- c Transfer Tax Value: \$221,645.27
- d Real Property Transfer Tax Due \$ 865.80

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

- 5. Partial Interest: Percentage being transferred: _____ %
 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 *Genevieve Mada* Capacity Trustee Sales Officer
 Genevieve Mada, 15-30165-BA-NV

Signature _____ Capacity Grantee
SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION**
 National Default Servicing Corp. Bank of America, N.A.
 7720 N. 16th Street, Suite 300 1800 Tapo Canyon Rd
 Phoenix, AZ 85020 Mail Code: CA6-914-01-65
 Simi Valley CA 93063

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

Print Name: Premier American Title Escrow #: 61500271
Agency, Inc.
 Address: 400 N. Stephanie Street, Suite 140
 City: Henderson State: NV Zip: 89014

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED