

DOC # 0148574

11/17/2015

09:20 AM

Official Record

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$413.40

Recorded By: LB

Book- 299 Page- 0469

RECORDING COVER PAGE

APN 004-112-07



0148574

TRUSTEE'S DEED UPON SALE

Trustee Sale No. NV08000949-14-1

Title Order No. 8505091

RECORDING REQUESTED BY:

First American Title Company

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

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

First American Mortgage Solutions
As An Accommodation Only

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



Trustee Sale No. NV08000949-14-1

Title Order No. 8505091

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: **\$155,231.91**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$105,600.00**
- 4) The documentary transfer tax is: **\$413.40**
- 5) Said property is in the city of: ALAMO

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 Lincoln, 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 November 5, 2007, made to CARLOS CORTEZ, AN UNMARRIED MAN & LETICIA CASTANEDA, AN UNMARRIED WOMAN and recorded on November 14, 2007, as Instrument No. 0130353, in Book 237, on Page 0190, of official records in the Office of the Recorder of Lincoln 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 **November 6, 2015** at the place specified in said Notice, to Grantee who was the highest bidder therefore, for **\$105,600.00** cash, in lawful money of the United States, which has been paid.

Dated: 11/09/15

~~MTC~~ **Financial Inc. dba Trustee Corps**

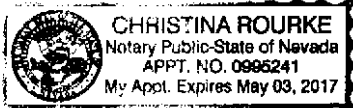
[Signature]
 By: Phally Eng, Authorized Signatory

State of NEVADA
 County of CLARK

This instrument was acknowledged before me on November 9
 2015, by PHALLY ENG

[Signature]
 Notary Public Signature

Cristina Rourke
 Printed Name



My Commission Expires: 5/3/17



Trustee Sale No. NV08000949-14-1

Title Order No. 8505091

EXHIBIT "A"

PARCEL 1: DESCRIPTION OF A PARCEL OF LAND IN THE SOUTHWEST CORNER OF BLOCK 66 (BEING IN THE SOUTH HALF OF SAID BLOCK 66 WHICH IS NOT SHOWN ON THE ORIGINAL TOWN PLAT FILED IN BOOK A, PAGE 41 OF LINCOLN COUNTY RECORDS, BUT OTHERWISE ACCEPTED LOCALLY AS A REGULAR BLOCK CONFORMING TO ALL OTHER BLOCKS AS PLATTED) OF THE TOWN OF ALAMO, LINCOLN COUNTY, NEVADA AND AS SHOWN ON THE RECORD OF SURVEY, BOUNDARY LINE ADJUSTMENT, FILE # 0129927, PLAT BOOK C, AT PAGE 357, WHICH IS LOCATED WITHIN THE NW ¼ OF SECTION 8, T. 7 S., R. 61 E., M.D.M. AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF THE SUBJECT PARCEL MONUMENTED BY A REBAR WITH PLASTIC CAP STAMPED L. SMITH PLS 12751 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 8 BEARS 85° 21' 44" E. 3143.19'; THENCE N 02° 08' 43" W 90.11' TO A PK NAIL WITH DISC STAMPED L. SMITH PLS 12751; THENCE S 89° 55' 33" E 104.02' TO A PK NAIL WITH DISC STAMPED L. SMITH PLS 12751; THENCE S 00° 13' 35" E 89.52' TO A REBAR AND PLASTIC CAP STAMPED L. SMITH PLS 12751; THENCE N 89° 53' 54" W 100.99' TO THE POINT OF BEGINNING. THE BASIS OF BEARING IS THE NORTH LINE OF THE ALAMO SMITH SUBDIVISION PLAT BOOK A, PAGES 124 & 125, FROM THE NORTHWEST CORNER TO THE NORTHEAST CORNER WHICH IS N 89° 23' 52" E. PARCEL 2: AN AREA OF LAND ALONG THE SOUTH SIDE OF THE CEMENT BLOCK WALL ON THE NORTH BOUNDARY OF THE HIGBEE PROPERLY IN THE SOUTH HALF OF BLOCK 66, WHICH SOUTH HALF NOT SHOWN ON THE ORIGINAL MAP OF ALAMO, HAS SUBSEQUENTLY BEEN LAID OUT AND ACCEPTED AS IF IT IS THE SAME AS ALL OTHER BLOCKS, IT IS LOCATED IN SECTION 8, T. 7 S., R. 61 S., M.D.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST CORNER OF THE SAID WALL AT A PK NAIL WITH DISC STAMPED L. SMITH PLS 12751 FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 8 BEARS N 86° 54' 00" E. 3036.70'; THENCE S 00° 13' 35" E 0.52'; THENCE ALONG THE DEED LINE (BOOK 128, PAGE 589) S 89° 46' 25" W 103.98'; THENCE N 02° 08' 43" W 1.06' TO A PK NAIL AND DISC STAMPED L. SMITH PLS 12751 ON THE SAID WALL; THENCE S 89° 55' 33" E 104.01' ALONG SAID WALL TO THE POINT OF BEGINNING. THE BASIS OF BEARING IS THE NORTH SECTION LINE OF SAID SECTION 8 GIVEN AS N 89° 43' 04" W ON THE BOUNDARY LINE ADJUSTMENT MAP FILED PLAT BOOK C, PAGE 357. THE ABOVE METES AND BOUNDS DESCRIPTIONS HAVE BEEN PREPARED BY SURVEYOR LEONARD SMITH, PLS 12751.

STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: LB RPTT: \$413.40
Book- 299 Page- 0469

- 1. Assessor Parcel Number(s)
 - a. 004-112-07
 - 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 \$ 105,600.00
- b. Deed in Lieu of Foreclosure Only (value of property) ()
- c. Transfer Tax Value: \$ 105,600.00
- d. Real Property Transfer Tax Due \$ 413.40

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: BID + COSTS

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 _____ 11/09/2015 Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Katherine Le, Docs Processor
Trustee Corps
Address: 3571 Red Rock Street, Suite A
City: Las Vegas
State: NV Zip: 89103

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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: First American Title Company
Address: 3 First American Way
City: Santa Ana

Escrow # 8505091
State: CA Zip: 92707