

573733

NO. _____
 AT THE REQUEST OF
MOSCOW TITLE INC
 DATE & HOUR
 8.4.15 1:14
 HENRIANNE K. WESTBERG
 LATAH COUNTY RECORDER
 FEE \$ 16.00 BY: *[Signature]*

17190

271652

TRUSTEE'S DEED

TS #60364-04527-NJ-D

Lisa McMahon-Myhran, a member of the Idaho State Bar, of Robinson Tait, P.S. (hereinafter referred to as "Trustee") as Trustee under the Deed of Trust described with particularity below, hereby bargains, sells, and conveys, without warranty, to BANK OF AMERICA, N.A., (hereinafter referred to as "Grantee"), whose address is: 7105 Corporate Drive, Plano, TX 75024

all of the real property situated in the County of Latah, State of Idaho, described as follows:

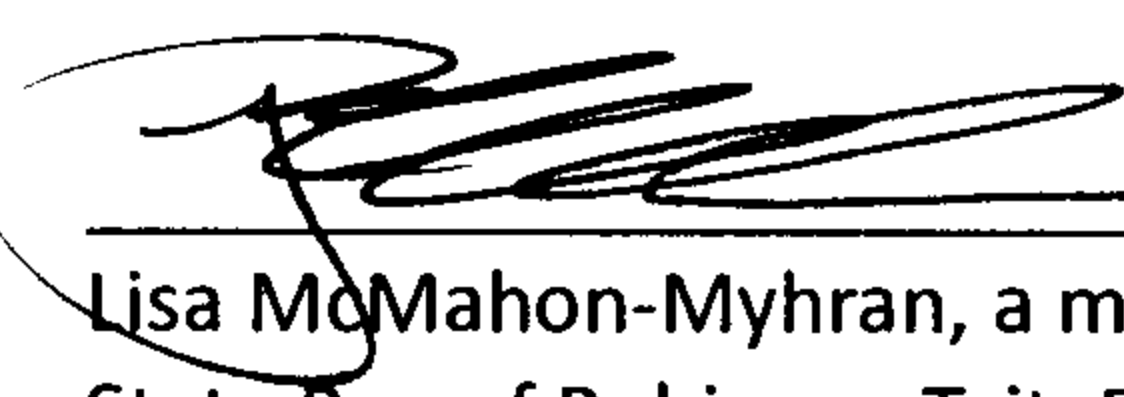
SEE ATTACHED EXHIBIT A

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust among Maxine A. Sundman as Grantor, Moscow Title Company, Inc. as trustee, and Mortgage Electronic Registration Systems, Inc., solely as nominee for Zions First National Bank, N.A. as Beneficiary, recorded on August 2, 2010 as Instrument No. 538659, records of Latah County, Idaho, and after the fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance as follows:

- (a) Default occurred in the obligations for which said Deed of Trust was given as security and the Beneficiary made demand upon the Trustee to sell said property pursuant to the terms of said Deed of Trust. Notice of Default was recorded as Instrument No. 567927, Latah County mortgage Records and in the office of the Recorder of each other county in which the property described in said Deed of Trust, or any part thereof, is situated, the nature of such default being as set forth in said Notice of Default. Such default still existed at the time of sale.
- (b) After recordation of said Notice of Default, Trustee gave notice of the time and place of the sale of said property by registered or certified mail, return receipt requested, by personal service upon the occupants of said real property, by posting in a conspicuous place on said property and by publishing in a newspaper of general circulation in each of the counties in which the property is situated in accordance with Idaho Code 45-1506. In addition, the Notice Required by Idaho Law, in accordance with Idaho Code 45-1505, was mailed to any individual who owned an interest in the property. Affidavits were recorded as Instrument Numbers 571909, 571910, and 571911, Latah County mortgage Records.
- (c) The provisions, recitals, and contents of the Notice of Default referred to in paragraph (a) and of the Affidavits referred to in paragraph (b) shall be and are hereby incorporated herein and made an integral part hereof for all purposes as though set forth herein in their entirety.
- (d) Not less than 120 days elapsed between the giving of Notice of Sale by registered or certified mail and the sale of said property.
- (e) Trustee, at the time and place of sale fixed by said notice, at public auction, in one parcel, sold to the Grantee, being the highest and best bidder therefore, the property herein described, for the

sum of \$183,080.00, subject however to all prior liens and encumbrances. No person or corporation offered to take any part of said property less than the whole thereof for the amount of principal, interest, advances, and costs.

DATED: June 23, 2015

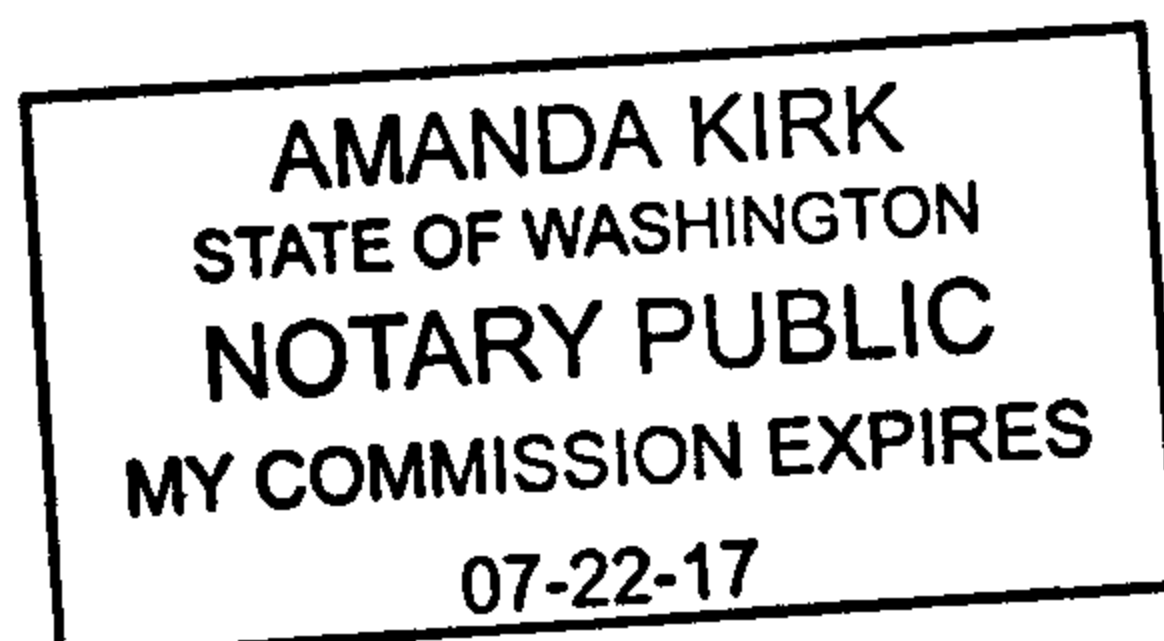

 Lisa McMahon-Myhran, a member of the Idaho
 State Bar, of Robinson Tait, P.S.
 Trustee

STATE OF WASHINGTON

County of King

On the 23 day of June, 2015, before me, the undersigned Notary Public, personally appeared Lisa McMahon-Myhran, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.




 NOTARY PUBLIC in and for the State of Washington,
 residing at Seattle, County of King

Amanda Kirk
 (printed or typed name)

My appointment expires 07/22/2017

COPY

MTI-14850

EXHIBIT A

Situate in the County of Latah, State of Idaho, to wit:

A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 22, Township 41 North, Range 5 West of the Boise Meridian and described as follows:

Commencing at the Northwest corner of said Section 22; thence along the North line of said Section, S. $89^{\circ}12'22''$ E, 1303.10 feet to the Northwest corner of said Northeast Quarter of the Northwest Quarter and the Point of Beginning; thence continuing along said North line, S. $89^{\circ}12'22''$ E, 592.35 feet; thence leaving said North line, S. $00^{\circ}47'38''$ W, 20.87 feet to the North right of way line of Walker Road; thence S. $08^{\circ}49'35''$ W, 207.38 feet; thence S. $45^{\circ}21'05''$ E, 227.43 feet; thence S. $36^{\circ}14'02''$ E, 413.58 feet; thence S. $26^{\circ}12'38''$ W, 63.81 feet; thence N. $43^{\circ}47'33''$ W, 707.83 feet; thence S. $54^{\circ}23'42''$ W, 182.77 feet; thence N. $89^{\circ}11'18''$ W, 305.16 feet, more or less to the West line of said Northeast Quarter of the Northwest Quarter; thence along the West line, N. $00^{\circ}48'35''$ E, 375.85 feet to the Point of Beginning.