

570490

NO. _____
 AT THE REQUEST OF
MOSCOW TITLE INC
 DATE & HOUR
2.25.15 2:17
 HENRIANNE K. WESTBERG
 LATAH COUNTY RECORDER
 FEE \$ 16.00 BY [Signature]

Recording Requested By:

And When Recorded Mail To:

Bank of America, N.A.
 125 Dupont Drive
 Providence, Rhode Island 02907-3105

Loan No.: *****9335

T.S. No.: 017019-ID

230477/MTI-17031

TRUSTEE'S DEED

CASPER J. RANKIN, ESQ., a member of the State Bar of Idaho, of PITE DUNCAN, LLP, (herein called Trustee), as Trustee, under the Deed of Trust hereinafter particularly described, does hereby bargain, sell and convey, without warranty, to Bank of America, N.A., herein called Grantee whose current address is: 125 Dupont Drive, Providence, Rhode Island 02907-3105

All of the real property situated in the County of Latah, state of Idaho described as follows:

LOT 4, NEWELL'S ADDITION TO LATAH COUNTY, AS MORE COMPLETELY DESCRIBED IN THE ATTACHED EXHIBIT A

APN: RP01760000004A

Commonly known as 1030 NEWELL RD, VIOLA, IDAHO 83872

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust between DAWN R SPARKS AND CASEY W SPARKS, as Grantor, and FIDELITY NATIONAL TITLE INSURANCE CO, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR COUNTRYWIDE BANK, FSB, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, recorded 10/24/2008, As Instrument No. 525655, official records of Latah County, Idaho, and after the fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance as follows:

1). Default occurred in the obligations for which such deed of trust was given as security and the beneficiary made demand upon the said trustee to sell property pursuant to the terms of said deed of trust. Notice of Default was recorded 6/26/2014, As Instrument No. 566440, official records of Latah County, Idaho and in the office of each 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.

2). After recording of said Notice of Default, trustee gave notice of the time and place of the sale of said property by registered or certified mail, by personal service upon the occupants of said premises and by publishing in a conspicuous place on said premises and by publishing in a newspaper of general circulation in each of the counties in which the property is situated as more fully appears in affidavits recorded at least 20 days prior to the date of sale, recorded 11/19/2014, instrument(s) no. 569132, 569133, and 569134, in the official records of Latah County, Idaho.

3). The provisions, recitals and contents of the Notice of Default referred to in paragraph (1) Supra and of the Affidavits referred to in paragraph (2) supra shall be and they are hereby

incorporated herein and made an integral part hereof for all purposes as though set forth herein at length.

4). All requirements of law regarding the mailing, personal service, posting, publication and recording of the Notice of Default, and Notice of Sale and for all other notices have been complied with.

5). Not less than 120 days elapsed between the giving of Notice of Sale by registered or certified mail and the sale of the property.

6). Trustee, at the time and place of sale fixed by said Notice, at public auction, in one parcel, struck off to Grantee, being the highest bidder thereof, the property herein described for the sum of \$149,040.00, 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, and advanced costs.

IN WITNESS WHEREOF, the Trustee has hereunto set their hand and caused their signature to be written below on the 11th day of February, 2015.

By: CASPER J. RANKIN, ESQ., a member of the State Bar of Idaho, of PITE DUNCAN, LLP,

CASPER J. RANKIN, ESQ., a member of the State Bar of Idaho, of PITE DUNCAN, LLP,

PURSUANT TO CAL. CIVIL CODE § 1189:

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

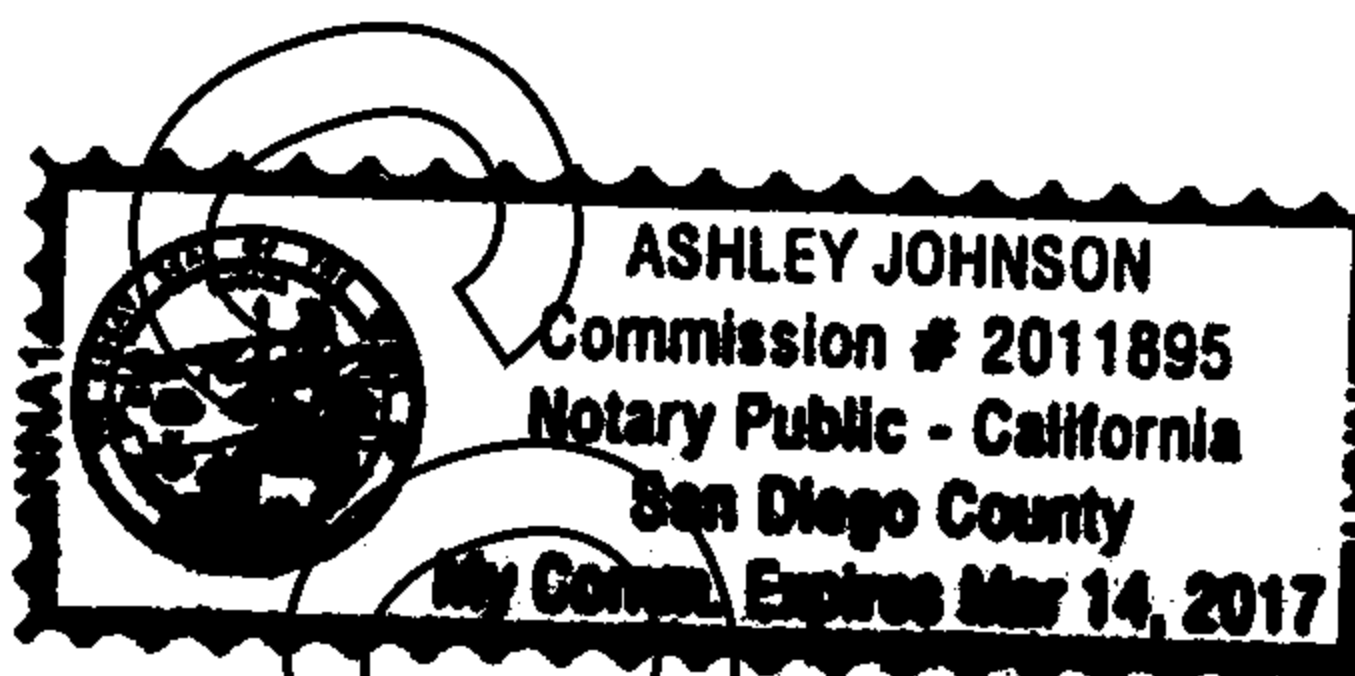
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On FEB 11 2015 before me, ASHLEY JOHNSON, a Notary Public, personally appeared CASPER J. RANKIN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ashley Johnson (seal)
Notary Public

My Commission Expires: 3/14/17



COPY

Exhibit A

LEGAL DESCRIPTION:

Situated in the State of Idaho, County of Latah, described as follows:

Lot 4 of NEWELL'S ADDITION to Latah County, Idaho, as shown by the recorded plat thereof.

EXCEPTING THEREFROM a parcel located in the Southwest corner of said Lot 4, described as follows:

Beginning at the Southwest corner of said Lot 4, said point being located in the centerline of Newell Road and being the TRUE POINT OF BEGINNING; thence East along the South boundary of said Lot 4, 252.63 feet; thence N. 36 degrees 31'30" W. 275.33 feet; thence N. 72 degrees 28'30" W. 128.76 feet to the intersection with the centerline of Newell Road; thence along said centerline S 16 degrees 45'05" E. 119.35 feet; thence S. 00 degrees 07'40" E. 136.13 feet; thence S 03 degrees 13'35" W. 9.59 feet to the TRUE POINT OF BEGINNING.

Property Address: 1030 Newell Road, Viola, Idaho 83872