

12046391  
5/7/2015 4:54:00 PM \$20.00  
Book - 10322 Pg - 3514-3519  
Gary W. Ott  
Recorder, Salt Lake County, UT  
BONNEVILLE SUPERIOR TITLE  
BY: eCASH, DEPUTY - EF 6 P.

**WHEN RECORDED RETURN TO:**

Gregory Chase Wilson  
488 East Tonalea Drive  
Murray, UT 84107

**File No.: 01459-11274**

**Tax ID No.: 22-18-226-003**

Space above this line for Recorder's use

**SPECIAL WARRANTY DEED**

Deutsche Bank National Trust Company, as Trustee for the Holders of the Vendee Mortgage Trust 2003-1, **GRANTOR(S)**

hereby CONVEYS AND WARRANTS AGAINST ALL WHO CLAIM BY, THROUGH OR UNDER THE GRANTOR to:

Gregory Chase Wilson, A Single Man, **GRANTEE(S)**

for the sum of (\$10.00) Ten Dollars and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same premises conveyed to Deutsche Bank National Trust Company, as Trustee for the Holders of the Vendee Mortgage Trust 2003-1 by Trustee's Deed recorded February 10, 2015 in the recorders office. eTitle Insurance Agency, Grantor ,Deutsche Bank National Trust Company, as Trustee for the Holders of the Vendee Mortgage Trust 2003-1 Grantee, Entry No. 11990442, Book, Page.

SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and rights of way of record.

File No.: 01459-11274  
Suntrust Special Warranty Deed BP BSF

WITNESS the hand of said Grantor(s) this 29th day of April, 2015.

By: Deutsche Bank National Trust Company, as trustee for the Holders of the Vendee Mortgage Trust 2003-1, and BAC Home Loans Servicing, LP, F/K/A Countrywide Home Loans Servicing, LP as Attorney-in-Fact

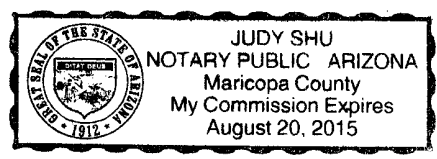
By: \_\_\_\_\_

Printed Name: Todd Gabert, AVP  
Authorized Signatory

State of AZ  
County of Maricopa

On 29th day of April, 2015, personally appeared before me, Todd Gabert, AVP, who being by me duly sworn, did say, that such person(s) is the Authorized signatory of Deutsche Bank National Trust Company, as Trustee for the Holders of the Vendee Mortgage Trust 2003-1, and BAC Home Loans Servicing, LP, F/K/A Countrywide Home Loans Servicing, LP, as attorney-in-fact for Arizona, a corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority of its By-Laws or by a resolution of its board of directors and that said \* acknowledged to me that the said corporation executed the same.

WITNESS my hand and official seal.  
\_\_\_\_\_  
Notary Public Judy Shu



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Unit No. 488 Building A, contained within the WILLOWS CONDOMINIUM, Amended, a Condominium Project as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah on August 13, 1976 as Entry No. 2845079 in Book No. 76-8, Page 159, and in Amended Record of Survey Map recorded in Salt Lake County, Utah as Entry No. 3132063 in Book 78-6 at Page 166, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Willows Condominium, a Condominium Project, recorded in Salt Lake County, Utah on August 15, 1976 as Entry No. 2845080 in Book 4300, Page 211, and in the Amended Declaration of Covenants, Restrictions and Bylaws of the Willows Condominium, a Condominium Project recorded in Salt Lake County, Utah on September 28, 1978 as Entry No. 3002928 in Book 4555, Page 1416. Together with the undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit.

OWNER'S AFFIDAVIT AND CERTIFICATE  
OF DOMESTIC STATUS

STATE OF Arizona  
COUNTY OF Maricopa

BEFORE ME, a notary public, on this day personally appeared Todd Gabert, who being first duly sworn, deposes and says that to the undersigned's best knowledge, which knowledge is based solely upon the undersigned's review of the appropriate business and property records prepared by or provided to Bank of America, N.A. ("BANA"):

1. I am the Assistant Vice President of BANA, the servicer authorized by the Property owner of record (the Property owner of record is herein the "Company") to handle the sale and disposition of the Property and to execute this instrument.

2. This Affidavit is made for the purpose of inducing Stewart Title Guaranty Company ("Title Company") to insure title to the Property in connection with a sale ("Sale") of such Property by or at the direction of BANA.


3. The Company is the owner of that certain real property described as follows (the "Property"):

Unit No. 488, Building A, contained within the WILLOWS CONDOMINIUM AMENDED, A Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah. Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration of Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

4. No unrecorded agreements have been entered into with respect to the Property by or at the direction of BANA or the Company, no material has been furnished by or at the direction of BANA or the Company to the Property, and no labor has been performed by or at the direction of BANA or the Company to the Property, for which payment will not be made in a timely manner. BANA hereby agrees to indemnify and hold the Title Company harmless from and will pay any and all loss, costs or damages, including reasonable attorney's fees which the Title Company may incur or become liable for under its policy of title insurance insuring the Property Sale as a direct result of: (i) the Title Company's reliance on the truth of the statements made in this Paragraph 4, (ii) the filing of a lien against the Property by any contractor or materialman who supplied labor or materials to the Property at the direction of BANA or the Company, (iii) the filing of a Federal or State tax lien against the Company or BANA that encumbers title to

the Property during the Company's ownership of the Property, or (iv) a judgment or claim against the Company or BANA that encumbers title to the Property during the period of the Company's ownership of the Property.

5. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including section 1445), the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by the Company, the undersigned hereby certifies the following on behalf of the Company: the Company is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); the Company is not a disregarded entity as defined in § 1.1445-2(b)(2)(iii); the Company's U.S. employer identification number is 68-0553314; and the Company's office address is C/O: 2505 W Chandler Blvd, Chandler AZ 85224. The Company understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of the Company.

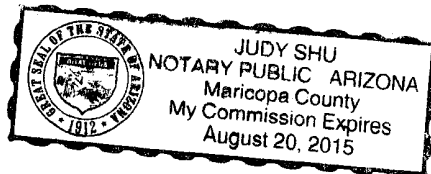
By:   
Individually, and as Assistant Vice President of Bank of America, N.A in its capacity as servicer aforesaid.

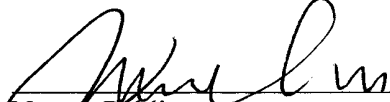
Print Name: Todd Gabert, AVP

State of Arizona )  
County of Maricopa )

Subscribed and sworn to before me this 29th day of April, 2015, by  
Todd Gabert, AVP.

(Notarial Seal)



  
Notary Public  
Judy Shu