

174529

When Recorded Return to:
Ms. Altan H. Tranum
434 2nd Street
Eureka, CA 95501-0406

FCL 99250006

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 31st day of May, 2000, between STEWART TITLE OF NORTHEASTERN NEVADA, A NEVADA CORPORATION, as Trustee as hereinafter stated, herein called Trustee and ALTAN H. TRANUM, AN UNMARRIED WOMAN, herein called Grantee,

WITNESSETH:

WHEREAS, Frank Abercrombie and Louise Abercrombie, husband and wife as joint tenants, by Deed of Trust dated July 8, 1997, and recorded August 11, 1997, in Book 310, Page 357, as Document No. 167603, Official Records, in the Office of the County Recorder of Eureka County, State of Nevada, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described among other uses and purposes to secure the payment of certain promissory note(s) and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default hereinafter referred to, to which reference is hereby made; and,

WHEREAS, on May 27, 1999, the then Beneficiary, or holder of said note(s) did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on June 11, 1999, in the Office of the County Recorder of Eureka County, Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Book 327, Page 423, as Document No. 172272, of Official Records of said County; and,

WHEREAS, Trustee, in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes, in such cases made and provided, made and published more than twenty (20) days before the date of sale therein fixed in the Elko Daily Free Press a newspaper of general circulation printed and published in said County of Elko, State of Nevada, and in the Eureka Sentinel, a newspaper of general circulation printed and published in Eureka County, State of Nevada, in which the premises to be sold are situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provision of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on the 12th day of May, 2000, at the hour of 10:00 a.m. of said day, in the front lobby of the Stewart Title

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of Northeastern Nevada office located at 810 Idaho Street, in the City of Elko, County of Elko, State of Nevada; and

WHEREAS, true and correct copies of said Notice were posted in three of the most public places in the Fourth Judicial Township in the County of Elko, State of Nevada, in which said sale was noticed to take place, and three of the most public places in the Eureka Judicial Township in the County of Eureka, State of Nevada, in which the premises to be sold are situated for not less than twenty days before the date of sale therein fixed; and,

WHEREAS, compliance having been made with all of the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place did then and there at public auction sell the property hereinafter described to said Grantee for the sum of Eighteen Thousand Seven Hundred Twenty-four and 52/100 dollars Dollars (\$18,724.52), said Grantee being the highest and best bidder therefore.

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bed and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, expressed or implied, unto said Grantee, all that certain property situate in the County of Eureka, State of Nevada, described as follows:

Parcel 3 as shown on that certain Parcel Map for ERNEST W. TAYLOR and DONNA A. TAYLOR, filed in the office of the County Recorder of Eureka County, State of Nevada, on December 1, 1989, as File No. 130799, being a portion of Lot 9, Section 29, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas in said land as reserved in Patent from the United States of America, recorded March 21, 1966, in Book 10, Page 205, of Official Records, Eureka County, Nevada.

TOGETHER WITH the improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF the said STEWART TITLE OF NORTHEASTERN NEVADA, A NEVADA CORPORATION, as Trustee, has this day caused its corporate name to be hereunto affixed by its Vice President thereunto duly authorized by resolution of its Board of Directors.

State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>174529</u>
Book	<u>334</u> Page <u>415</u>
Date of Recording:	<u>6/2/00</u>
Notes:	_____

1. Assessor Parcel Number(s)
 a) 7-380-72
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam.Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property: \$ 18,724.52
 Deduct Assumed Liens and/or Encumbrances: (_____)

(Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)

Transfer Tax Value per NRS 375.010, Section 2: \$ ** 18,724.52 ** based on
 Real Property Transfer Tax Due: \$ 24.70 successful bid at
 foreclosure sale

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

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer(Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Seller Signature: *Colleen M. Memeo*
 Print Name: Colleen M. Memeo VP of Stewart
 Address: Title of Northeastern Nevada
810 Idaho Street
 City: Elko, NV 89801
 State: Nevada
 Telephone: (775) 738-5181
 Capacity: Vice President

Buyer Signature: _____
 Print Name: _____
 Address: _____
 City: _____
 State: _____
 Telephone: () _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: Stewart Title of Northeastern Nevada Esc. #: _____ FCL No. 99250006

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)