

When recorded map:  
Associates Housing Finance, LLC  
P.O. Box 32965  
Knoxville TN 37930965

**175195**

No.: 001503128

APN:007-430-05

RPTT: \$154.05

### **RUSTEE'S DEED UPON SALE**

THIS INDENTURE, made September 28, 2000 between STEWART TITLE OF NORTHERN NEVADA, a Nevada corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and Associates Housing Finance, LLC (herein called GRANTEE)

WITNESSETH:

WHEREAS, by deed of Trust dated September 24, 1998, and recorded October 20, 1998, in Book 322, at Page 80, as Document No. 170858, of Official Records of Eureka County, State of Nevada, Sean Peck, a single person did grant and convey the property herein described to Stewart Title upon the trusts then expressed, to secure, among other obligations, payment of that certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

WHEREAS, breach and default occurred under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell, to which reference is hereinafter made; and

WHEREAS, on May 12, 2000 the Owner of said note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of Default and Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded May 25, 2000, in Book 334 at Page 379, as Document No. 174517, of Official Records of Eureka County, State of Nevada; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and compliance with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly herein and hereinafter described, said property being in the County of Eureka, State of Nevada, and fixing the time and place of sale as September 2, 2000, at 10:30 o'clock A.M. at the office of the Trustee located at 41 Ryland Street, Reno, Nevada, and caused a copy of said Notice to be posted for twenty days successively in three public places in the City or Townships of Eureka where said property is located, and in three public places in the City of Reno, where said property was to be sold; and said Trustee caused a copy of said Notice to be published once a week for three successive weeks before the date of sale in the Reno Gazette Journal and the Eureka Sentinel, newspapers of general circulation printed and published in the County in which said real property is situated, the first date of such publication being September 7, 2000; and,

WHEREAS, copies of said recorded Notice of Default and said Notice of Sale were mailed to those who were entitled thereto in accordance with Section 107.090 of Nevada Revised Statutes; and

WHEREAS, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) 007-430-05  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

- a) \_\_\_\_\_ Vacant Land      b) \_\_\_\_\_ Single Family Res.  
c) \_\_\_\_\_ Condo/Townhouse      d) \_\_\_\_\_ 2-4 Plex  
e) \_\_\_\_\_ Apartment Bldg.      f) \_\_\_\_\_ Comm'l/Ind'l  
g) \_\_\_\_\_ Agricultural      h) ☒ Mobile Home  
i) Other: \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 175195  
Book: 337 Page: 88  
Date of Recording: 10/5/00  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ 118,363.84

Deduct Assumed Liens and/or Encumbrances:

\$ (                      )

Provide recording information: Document No.: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Transfer Tax Value per NRS 375.1, Section 2:

\$ 118,363.84

Real Property Transfer Tax Due:

\$ 154.05

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain Reason for Exemption \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 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

Stewart Title of Northern NV  
Seller Signature: [Signature]  
Print Name: Phillip E. Fri  
Address: 401 Ryland St.  
City/State/Zip: Reno, NV 892  
Telephone: 775-789-4100  
Capacity: Trustee Sale Officer

BUYER (GRANTEE) INFORMATION

Buyer Signature: \_\_\_\_\_  
Print Name: Associates Housing Finance, LI  
Address: P. O. Box 32965  
City/State/Zip: Knoxville, TN 37930-2965  
Telephone: 800-796-7591  
Capacity: \_\_\_\_\_

COMPANY REQUESTING RECORDING

Company Name: \_\_\_\_\_ Escrow No.: \_\_\_\_\_

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