When recorded maio: Associates Housinghance, 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, ide September 28, 2000 between STEWART TITLE OF NORTHERN NEVAD/a Nevada corporation, as the duly appointed Trustee or substituted Trustee ider the hereinafter mentioned Deed of Trust (herein called TRUSTEE), at Associates Housing Finance, LLC (herein called GRANTEE)

WITNESSETH:

WHEREAS, byeed of Trust dated September 24, 1998, and recorded October 20, 1998, iBook 322, at Page 80, as Document No. 170858, of Official Records of Eeka County, State of Nevada, Sean Peck, a single person did grant anconvey the property herein described to Stewart Title upon the Trusts them expressed, to secure, among other obligations, payment of that cern promissory note and interest, according to the terms thereof; other sums money advanced, and interest thereon; and

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

WHEREAS, onay 12, 2000 the Owner of said note executed and delivered to Trusteeritten Declaration of Default and Demand for Sale, and pursuant thereto a rice of Default and Election to cause Trustee to sell said property to saty the obligation secured by said Deed of Trust was recorded May 25, 20, in Book 334 at Page 379, as Document No. 174517, of Official Records oureka County, State of Nevada; and

WHEREAS, in asequence of said Declaration of Default, Election, Demand for Sale and compliance with the terms of said Deed of Trust, Trustee executed itsotice of Trustee's Sale stating that said Trustee, by virtue of the authoriin it vested, would sell at public auction to the highest bidder for cash, in laul money of the United States of America, the property particularly erein and hereinafter described, said property being in the County of Eura, 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 4 Ryland Street, Reno, Nevada, and caused a copy of said Notice to be posd for twenty days successively in three public places in the City or Towns; of Eureka where said property is located, and in three public places ithe City of Reno, where said property was to be sold; and said Trustee caud a copy of said Notice to be published once a week for three successive seks before the date of sale in the Reno Gazette Journal and the Eure Sentinal, newspapers of general circulation printed an published in the Unty in which said real property is situated, the first date of such publicate being September 7, 2000; and,

WHEREAS, cops of said recorded Notice of Default and said Notice of Sale were mailed to those who were intitled thereto in accordance with Section 107.090 of Nada Revised Statutes; and

WHEREAS, all plicable statutory provisions of the State of Nevada and all of the provisis of said Deed of Trustee have been complied with as to acts to be perform and notices to be given; and

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WHEREAS, ahe time and place fixed as aforesaid, Trustee did sell at public auction, the operty hereinafter described, to Grantee, the highest bidder, for the sumf \$118,363.84 paid in lawful money of the United States of America I the satisfaction of the indebtedness then secured by the said Deed of Trt, pro tanto.

NOW THEREFORE, Jstee, in consideration of the premises recited and by virtue of the author vested in it by said Deed of Trust, does, by these presents, GRANT A) CONVEY, unto Grantee, but without any covenant, or warranty, expresser implied, all that certain property situate in the County of Eureka, Ste of Nevada, described as follows:

Lot 3, as shown on at certain Parcel Map for RUBY HILL RANCH, LLC. filed in the office of the unty Recorder of Eureka County, State of Nevada, on December 19, 1997s File No. 169298, being a portion of Lot 4, Section 21, TOWNSHIP 20 DRTH, RANGE 53 EAST, M.B.&M.

EXCEPTING THEREDM all the oil and gas lying in and under said land as reserved by the Unid States of America in Patent recorded September 21, 1964, in Book 5, Pa 582, File No. 40307, Official Records of Eureka County, Nevada.

FURTHER EXCEPTIN THEREFROM ½ (one-half) mineral rights, oil or gas owned by EDWIN C.ISHOP and LETA B. BISHOP lying in and under said land as reserved by WIN C. BISHOP and LETA B. BISHOP in Deed recorded August 23.978, in Book 65, Page 317, Official Records of Eureka County, Nevada.

FURTHER EXCEPTINTHEREFROM an undivided twenty-five (25%) in and to all minerals of everynd, nature and description lying in and under said land as conveyed to IVAL. SMART by deed recorded May 2, 1994 in Book 268, Page 463 and re-recded May 5, 1994 in Book 269, Page 12, Official Records, Eureka Coty, Nevada.

IN WITNESS MEREOF, said Trustee, has this day caused its corporated name arseal to be hereunto affixed by its Assistant Secretary, thereunto duly authized by resolution of its Board of Directors.

Stewart Title of Northern Nevada, a Nevada Corporation.

By: Philip E. Frink, Assistant Secretary

State of Nevada

) ss

County of Washoe

This instrumerwas acknowledged before me on September 28, 2000 by Phillip E. Frink, assistant Secretary of Stewart Title of Northern Nevada.

Notary Public

NAI SHUTE

Notary PubState of Nevada

Appointment Red in Washoe County

No: 98-19409-29/res January 1, 2004

RECORDED AT THE REQUEST OF Stewart OF PM 1: 34

EUREKA COUNTY NEVADA M.N. REBALEATI, RECORDER FILE NO. FEES

175195

BOOK 3 3 7 PAGE 0 8 9

STATE OF NEVADA DECLARATION OF LUE

1.	Assessor Parcel Number(s): a) 007-430-05 b) c)	
•	d)	
2.	Type of Property: a) Vacant Land	FOR RECORDERS OPTIONAL USE ONLY Document/Instrument No.: 175/95 Book: 337 Page: 88 Date of Recording: 10 / 5/60
3.	Total Value/Sales Price of Propert	\$118,363.84
	Deduct Assumed Liens and/or Enchrances:	
	Deduct Assumed Liens and/or Encorances:	,2
	Provide recording information: Dinstrument No.:	Book:Page:
	Transfer Tax Value per NRS 375.1, Section 2:	\$ 118,363.84·
	Real Property Transfer Tax Due:	s <u>154.05</u>
4.	If Exemption Claimed:	
	a. Transfer Tax Exemption, per N 375.090, Section:	
	b. Explain Reason for Exemption	
		
5.	Partial Interest: Percentage being isferred:	%
37 be ag of	the undersigned Seller (Grantor)/Buy Grantee), declares and acknowled 5.060 and NRS 375.110, that the irrnation provided is correct to supported by documentation if cell upon to substantiate the information ree that disallowance of any claimed emption or other determination of the tax due plus interest at 2% per month. Pursuant to diseverally liable for any addition mount owed.	the best of their information and belief, and can mation provided herein. Furthermore, the parties ion of additional tax due, may result in a penalty NRS 375.030, the Buyer and Seller shall be jointly
C.	SELLER (GRANTOR) INTRINATION	BUYER (GRANTEE) INFORMATION
Se	tewart Title of Northn NV Her Signature: Bu	yer Signature:
Pr	ller Signature: Int Name: Phillip E. Fri Pr	int Name: Associates Housing Finance, LI
A	ddress: 401 Ryland St. Ad	ddress: P. O. Box 32965
Ci		ity/State/Zip: Knoxville, TN 37930-2965
		elephone: 800-796-7591
٠	Pacity. 114000 0410 0100	apacity.
CMPANY REQUESTING RECORDING		
	ompany Name:	Escrow No.:
_(Super) Nano.	230101111011

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