

180349

When Recorded Return to:
Mr. And Mrs. Earl A. Rasmussen
P.O. Box 112
Eureka, NV 89316-02

FCL 02250134

APN No. 007-392-06

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 13th day of December, 2002, between **STEWART TITLE OF NORTHEASTERN NEVADA, A NEVADA CORPORATION**, as Trustee as hereinafter stated, herein called Trustee and **EARL A. RASMUSSEN AND LAVERNIA RASMUSSEN, TRUSTEES OF THE RASMUSSEN TRUST**, herein called Grantee,

WITNESSETH:

WHEREAS, Bert Andrews and Pamela F. Lockwood Andrews by Deed of Trust dated June 4, 2000 and recorded September 5, 2000, in Book 336, Page 530, as Document No. 17511 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, such 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 February 26, 2002, 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 thereas filed for record on April 22, 2002, 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 sell said property to satisfy the obligation secured by said Deed of Trust, which Notice is recorded in Book 347, Page 42, as Document No. 178063, of Official Records of said County; and,

WHEREAS, Trustee, in consequence of said election, declaration of default and demand for sale, and 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 Eureka Sentinel a newspaper of general circulation printed and published in said County of Eureka, State of Nevada, in which the premises to be sold are situated; and the Elko Daily Free Press a newspaper of general circulation printed and published in the County of Elko, State of Nevada, in which the trustee's sale is to be held, Notice of Sale as required by law, containing a correct description of the 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 8th day of October, 2002 at the hour of 10:00 a.m. of said day, in the front lobby of the Stewart Title 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 Ninth 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 Elko, State of Nevada, in which the premises to be sold are situated or 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 notice 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 Forty-Five Thousand, Nine Hundred and Eighty-Eight Dollars & 16/100 Dollars (\$45,988.16), said Grantee being the highest and best bidder therefore.

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

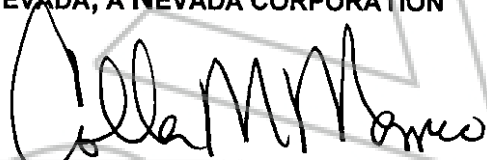
Lot 2 of Parcel of the Large Division Map of E1/2 S. 17, T.20N. R53N. M.D.B. & M. File # 96029 Official Records of Eureka County.

EXCEPTING THEREFROM all the oil and gas lying in and under said land reserved by THE UNITED STATES OF AMERICA in Patent recorded April 15, 1996, in Book 10, Page 331, 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**s 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.

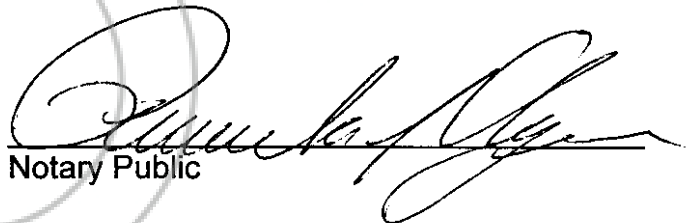
**STEWART TITLE OF NORTHEASTERN
NEVADA, A NEVADA CORPORATION**



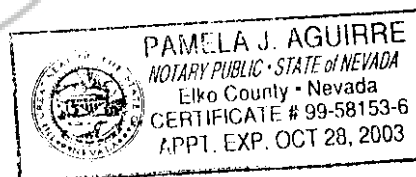
BY: **COLLEEN M. MEMEO,**
Vice President

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this 13th day of December, 2002, there personally appeared before me, a Notary Public **COLLEEN M. MEMEO, VICE PRESIDENT**, who acknowledged that she executed the above instrument on behalf of **STEWART TITLE OF NORTHEASTERN NEVADA, A NEVADA CORPORATION**



Notary Public



BOOK 356 P. 176
OFFICIAL RECORD
RECORDED AT THE DESK OF
Stewart Title
02 DEC 16 AM 99
CLERK COUNTY CLERK
P.M. REBALEATI, RECORDER
FILE NO. ES 16 00

180349

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

a) 007-392-06
b) _____
c) _____
d) _____

2. Type of Property:

a) _____ Vacant Land b) XX 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: _____

3. Total Value/Sales Price of Property

\$ _____

Deed in Lieu of Foreclosure (Value of Property)

\$ _____

Transfer Tax Value

\$ _____

Real Property Transfer Tax Due

\$ 59.80

4. If Exemption Claimed:

a. Transfer Tax Exemption, NRS 375.090, Section: _____

b. Explain Reason for Exemption: Based on Bid at FCL Sale

5. Partial Interest: Percentage to be transferred: _____ %

The undersigned 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 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% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature: [Signature] Capacity: VP

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(required)

Print Name: Stewart Tit of NE Nevada

Address: _____

City/State/Zip: Elko, NV 803

BUYER (GRANTEE) INFORMATION

(required)

Print Name: The Rasmussen Trust Pamela F

Address: _____

City/State/Zip: Eureka, NV 89316

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF Northeastern Nevada Escrow No.: 02250134

Address: _____

City/State/Zip: _____

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

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 180.349

Book: 356 Page: 176

Date of Recording: 12/16/02

Notes: _____