

A.P.N.: 007-370-18  
FIRST AMERICAN TITLE INSURANCE COMPANY  
When Recorded, Mail To  
**W.T. CAPITAL LEND SERVICES**  
1640 WEST SHAW AVUE, SUITE 101  
FRESNO, CA 93711

BOOK *363* PAGE *322-323*  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*First American Title*  
2003 JUL 25 PM 1:45

EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES *15.00*

**182239**

*1601477LS*

Space Above This Line For Recorder's Use Only

Loan No.: 24416026-3

T.S. No.: 03-4950-03

### TRUSTEE'S DEED UPON SALE

A.P.N.: 007-370-18  
TRANSFER TAX: \$140  
The Grantee Herein ~~WAs~~ Foreclosing Beneficiary.  
The Amount of the Unpaid Debt was \$107,765.29  
The Amount Paid by the trustee was \$107,765.29  
Said Property is in **UNINCORPORATED AREA**, County of **Eureka**

**WT Capital**, as Trustee, hereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

**Conseco Finance Corp./a Green Tree Financial Corporation**

(herein called Grantee) without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **Eureka**, State of **Nevada**, described as follows:

**LOT B OF PARCEL N2, AS SHOWN ON THAT CERTAIN PARCEL MAP FOR RICHARD AND CINDY VAN VLI, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NADA, ON APRIL 6, 1989, AS FILE NO. 126925, LOCATED IN A PORTION OF LOT 11, SECTION 28, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.**

**EXCEPTING THEREFROM ALL THE OIL AND GAS LYING IN AND UNDER SAID LAND, AS RESERVED BY THE UNITED STATES OF AMERICA, IN PATENT RECORDED DECEMBER 30, 1965, BOOK 9, PAGE 422, OFFICIAL RECORDS OF EUREKA COUNTY, NEVADA.**

**FURTHER EXCEPTING THEREFROM 1/2 OF ALL MINERAL RIGHTS, OIL OR GAS LYING IN AND UNDER SAID LAND AS RESERVED BY EDWIN C. BISHOP AND LETA B. BISHOP, HIS WIFE, DEED RECORDED AUGUST 23, 1978, IN BOOK 65, PAGE 317, OFFICIAL RECORDS EUREKA COUNTY, NEVADA.**

# TRUSTEE'S DEED UPON SALE

TS#: 03-4950-03

This conveyance is made compliance with the terms and provisions of the Deed of Trust executed by **Richard W. Rodeman a Kimberli A. Allen** as Trustor, dated 3/17/98 under the authority and powers vested in the Trustee desuted in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed Trust pursuant to the Notice of Breach and Election to Sell under the Deed of Trust recorded on 3/26/98 Instrument number 169936 Book 318, Page 436 and re-recorded on 07/10/1998 as Instrument. 170245 in book 319 at page 489 of the Official Records in the office of the Recorder of **Eureka, vada.** Trustee having complied with all applicable statutory requirements of the State of Nevada and formed all duties required by the Deed of Trust including sending a Notice of Breach and Election to Swithin ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by dified return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada'il Code 107.090.

All requirements per New Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and ction to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notiof Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale an exercise of its powers under said Deed of Trust sold said real property at public auction on 7/17/2003. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount l being \$107,765.29, in lawful money of the United States, in pro per, receipt thereof is hereby acknowgued in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, **WT Capital**, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly aurized by its corporation by-laws

Date: July 21, 2003

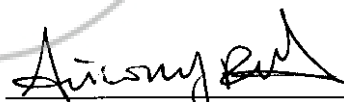
WT Capital

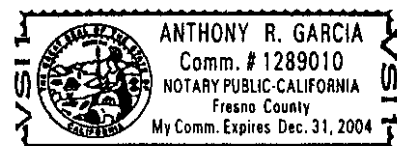
  
\_\_\_\_\_  
DEBRA BERG, Senior Vice President

State of CALIFORNIA )  
County of FRESNO )

On 7/21/2003, before the undersigned Notary Public, personally appeared **Debra Berg** personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me the/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand official seal.

Signature   
\_\_\_\_\_  
Anthony R. Garcia



**STATE OF NEVADA  
DECLARATION OF VAIE**

1. Assessor Parcel Number  
 a) 007-370-18  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Single Fam. Res.  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg          f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other

**FOR RECORDERS OPTIONAL USE ONLY**  
 Document/Instrument #: 182239  
 Book 363 Page: 322-323  
 Date of Recording: 7-25-03  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price (property) \$ 107,765.29  
 Deed in Lieu of Foreclosure (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 140.40  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exempt per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for exemption: \_\_\_\_\_

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

The undersigned declare 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 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 Anthony R. Garcia Capacity Trustee's Sale Officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

<p><b><u>SELLER (GRANTOR) INFORMATION</u></b>  <b>(REQUIRED)</b> Trustee's Sale Officer,          Print Name: <u>Anthony R. Garcia</u> WT Capital Lender Services          Address: <u>1640 W. Shaw Avenue, Suite 101</u>          City: <u>Fresno</u>          State: <u>CA</u> Zip: <u>3711</u></p>	<p><b><u>BUYER (GRANTEE) INFORMATION</u></b>  <b>(REQUIRED)</b>          Print Name: <u>Conseco Finance Corp.</u>          Address: <u>9600 Center Avenue, Suite 160</u>          City: <u>Rancho Cucamonga</u>          State: <u>CA</u> Zip: <u>91730</u></p>
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**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VAJE**

1. Assessor Parcel Numbs)  
 a) 007-370-18  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
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Signature *Anthony R. Gar* Capacity Trustee's Sale Officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

<b>SELLER (GRANTOR) INFORMATION</b>		<b>BUYER (GRANTEE) INFORMATION</b>	
<b>(REQUIRED)</b>		<b>(REQUIRED)</b>	
Trustee's Sale Officer,			
Print Name: <u>Anthony R. Gar</u>	<u>WT Capital Lender Services</u>	Print Name: <u>Conseco Finance Corp.</u>	
Address: <u>1640 W. Shaw Anue, Suite 101</u>		Address: <u>9600 Center Avenue, Suite 160</u>	
City: <u>Fresno</u>		City: <u>Rancho Cucamonga</u>	
State: <u>CA</u>	<u>93711</u>	State: <u>CA</u>	Zip: <u>91730</u>

**COMPANY/PERSON REGSTING RECORDING (required if not seller or buyer)**  
 Print Name: First American Title Escrow # \_\_\_\_\_  
 Address: 180 Cassia Way # 502  
 City: Henderson, NV State: \_\_\_\_\_ Zip: \_\_\_\_\_