

A.P.N.: 007-393-13  
FIRST AMERICAN TITLE INSURANCE COMPANY

When Recorded, Mail To:

W.T. CAPITAL LENDING SERVICES  
1640 WEST SHAW AVENUE, SUITE 101  
FRESNO, CA 93711

BOOK 364 PAGE 299-300  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*First American Title*  
2003 AUG 21 PM 4:43

EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 15<sup>00</sup>

182353

1687899-1

Space Above This Line For Recorder's Use Only

Loan No.: 24412296-6

T.S. No.: 03-4911-03

### TRUSTEE'S DEED UPON SALE

A.P.N.: 007-393-13

TRANSFER TAX: \$191.7

The Grantee Herein WAS Foreclosing Beneficiary.

The Amount of the Unpaid Debt was \$147,410.57

The Amount Paid by the Grantee was \$147,410.57

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

Green Tree Servicing, L1 f/k/a Consecro Finance Corp., f/k/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 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:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF EUREKA, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL E OF PARCEL AS SHOWN ON PARCEL MAP FOR E.A. & L.C. RASMUSSEN, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY ON FEBRUARY 15, 1989, ATLE NO. 126446, LOCATED IN A PORTION OF LOT 2, PARCEL F OF THE LARGE DIVISION MAP OF THE E 1/2 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, MDBL.

EXCEPTING THEREFROM ALL THE OIL AND GAS IN AND UNDER SAID LAND AS RESERVED BY THE UNITED STATES OF AMERICA IN PATENT RECORDED APRIL 15, 1966, IN BOOK 10, PAGE 331, OFFICIAL RECORDS, EUREKA COUNTY, NEVADA.

## TRUSTEE'S DEED UPON SALE

TS#: 03-4911-03

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **Dennis E. Wells, Jr. and my R. Wells** as Trustor, dated **5/23/96** under the authority and powers vested in the Trustee designed in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of Trust recorded on **6/12/96** instrument number **163238 Book 297, Page 251** of the Official Records in the office of the Recorder **Eureka, Nevada**. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Breach Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to Sale Date by certified return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Civil Code 107.090.

All requirements per Nevada statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and exercise of its powers under said Deed of Trust sold said real property at public auction on **8/14/2003**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount being **\$147,410.57**, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged 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 authorized by its corporation by-laws

Date: **August 15, 2003**


**WT Capital**

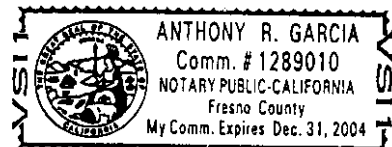
  
\_\_\_\_\_  
**DEBRA BERG, Senior Vice President**

State of **CALIFORNIA** } s  
County of **FRESNO** }

On **8/18/2003**, before me, 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 that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed instrument.

WITNESS my hand and official seal.

Signature   
\_\_\_\_\_  
**Anthony Garcia**



**STATE OF NEVADA  
DECLARATION OF VAJE**

**1. Assessor Parcel Number**

a) 007-393-13

b) \_\_\_\_\_

c) \_\_\_\_\_

d) \_\_\_\_\_

**2. Type of Property:**

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

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument #: 182353

Book 364 Page: 299-300

Date of Recording: 8/21/03

Notes: \_\_\_\_\_

**3. Total Value/Sales Price Property**

\$ 147,410.57

Deed in Lieu of Foreclosure (value of property)

( \_\_\_\_\_ )

Transfer Tax Value:

\$ 191.75

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: Percent being 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 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 \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Trustee's Sale Officer,

Print Name: Anthony R. Garcia WT Capital Lender Services

Address: 1640 W. Shaw Avenue, Suite 101

City: Fresno

State: CA Zip: 93711

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Green Tree Servicing, LLC

Address: 9600 Center Avenue, Suite 160

City: Rancho Cucamonga

State: CA Zip: 91730

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: \_\_\_\_\_

Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_