

A.P.N.: 002-052-11
FIRST AMERICAN TITLE INSURANCE COMPANY

When Recorded, Mail To:

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

BOOK 364 PAGE 301-302
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
2003 AUG 21 PM 4:45

EUREKA COUNTY NEVADA
M.H. RESALE AT RECORDER
FILE NO. FEES 15⁰⁰

182354

1658321 15

Space Above This Line For Recorder's Use Only

Loan No.: 24413398-9

T.S. No.: 03-5031-03

TRUSTEE'S DEED UPON SALE

A.P.N.: 002-052-11

TRANSFER TAX: \$61.75

The Grantee Herein WAS Foreclosing Beneficiary.

The Amount of the Unpaid Debt was \$47,445.22

The Amount Paid by the Grantee was \$47,445.22

Said Property is in UNINCORPORATED AREA, County of Eureka

WT Capital, as Trustee, (areas 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, L.P. f/k/a Conseco 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:

LOT 3, BLOCK 30, OF DESCENT VALLEY RANCH & FARMS UNIT NO. 1, AS PER MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA, AS FILE NO. 081.

EXCEPTING THEREFROM ALL PETROLEUM, OIL, NATURAL GAS AND PRODUCTS DERIVED THEREFROM WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, AND ALL RIGHTS THERETO, AS RESERVED BY SOUTHERN PACIFIC LAND COMPANY IN DEED TO H.J. BUCHENAU AND ELSIE BUCHENAU, RECORDED SEPTEMBER 24, 1951, IN BOOK 24, OF DEEDS AT PAGE 168, EUREKA COUNTY, NEVADA.

TRUSTEE'S DEED UPON SALE

TS#: 03-5031-03

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **Patrick L. Crouch and Mal R. Crouch** as Trustor, dated **12/20/96** 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 **1/9/97**, instrument number **165883 Book 304, Page 561** of the Official Records in the office of the Recorder of ~~Reka~~ **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 and 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 **\$47,445.22**, 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



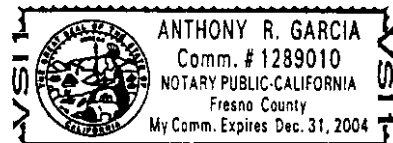
DEBRA BERG, Senior Vice President

State of **CALIFORNIA** }
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) 002-052-11

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 | d) <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 type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 182354

Book 364 Page: 301-302

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price Property

\$ 47,445.22

Deed in Lieu of Foreclosure (value of property)

(_____)

Transfer Tax Value:

\$ 61.75

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 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 _____

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: _____