

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

When Recorded, Mail To:  
W.T. CAPITAL LENDING SERVICES  
1640 WEST SHAW AVLE, SUITE 101  
FRESNO, CA 93711

BOOK 367 PAGE 011-012  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*First American Title*  
2003 OCT -8 PM 3:28

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

**182854**

First American Title:

Space Above This Line For Recorder's Use Only

Loan No.: 24413398-9 *258321-LS*

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

**TRUSTEE'S DEED UPON SALE**

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

TRANSFER TAX: \$185.2

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, (whereas 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 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 ESCENT 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 ~~Eska~~ Nevada. Trustee having complied with all applicable statutory requirements of the State 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 } 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/their 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)  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 #: 182854  
 Book 367 Page: 011-012  
 Date of Recording: 10-8-03  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price Property \$ 47,445.22  
 Deed in Lieu of Foreclosure (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 185.25  
 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 *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 3711

**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: First American Title Escrow # 1658321-LS  
 Address: 180 Cass Way # 502  
 City: Henderson, NV 89014 State: \_\_\_\_\_ Zip: \_\_\_\_\_