

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO  
THE CIT GROUP/SALES FIN INC  
10500 BARKLEY #102  
OVERLAND PARK KS 66212

BOOK 373 PAGE 182-183  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Title*  
2004 JAN -7 AM 11:05

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

184796

MAIL TAX STATEMENTS TO  
  
SAME AS ABOVE

FIDELITY NATIONAL TITLE - NDS

Title Order No. 3890190 Trustee Sale No. 30949 Loan No. 23309-NV-03/9304812044  
**TRUSTEE'S DEED UPON SALE**

A.P.N. No. 002-036-04

The undersigned grantor declares:

- 1) The Grantee herein WAS the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was .....\$56,688.97
- 3) The amount paid by the grantee at the trustee sale was .....\$54,000.00
- 4) The documentary transfer tax is .....\$135.00
- 5) Said property is in located in the County of EUREKA, State of Nevada,

and FORECLOSURE CONSULTANTS, INC. (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied,

to THE CIT GROUP/SALES FINANCING, INC. (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of EUREKA, State of Nevada, described as follows: LOT SIX (6), BLOCK FOURTEEN (14) OF CRESCENT VALLEY RANCH AND FARMS, INC., UNIT NO. 1, AS SHOWN BY MAP THEREOF RECORDED APRIL 6, 1959, AS FILE NO. 34081, IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA. 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 ELISE BUCHENAU, RECORDED 9/24/1951, IN BOOK 24 OF DEEDS, AT PAGE 168, EUREKA COUNTY, NEVADA.

**RECITALS:**

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 7/20/2001 and executed by WILLIAM M. TEMPLETON, as Trustor, and Recorded on 7/30/2001, Instrument 176780, Bk 342, Pg 280 of official records of EUREKA County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded in the Office of the Recorder of said County.

Title Order No. 3890190  
Trustee Sale No. 30949  
Loan No. 23309-NV-03/9304812044  
APN 002-036-04

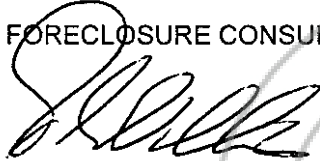
TRUSTEE'S DEED UPON SALE - Continued  
Page 2

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach or the personal delivery of the copy of the Notice of Breach and the posting and publication of copies of the Notice of a Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust sold the herein described property at public auction on 12/11/2003, in the county of EUREKA, Nevada, in which the property is situated. Grantee, being the highest bidder at said sale, became the purchaser of said property and paid therefore to said trustee the amount bid being \$54,000.00 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

DATE: 12/12/03

FORECLOSURE CONSULTANTS, INC., As Trustee



S. T. WILLIAMS, VICE PRESIDENT

STATE OF CALIFORNIA  
COUNTY OF ORANGE

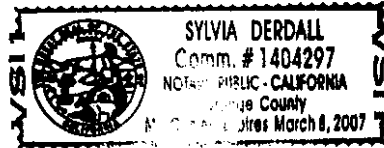


On 12/12/2003 before me, the undersigned, a Notary Public in and for said county, personally appeared S. T. WILLIAMS, VICE PRESIDENT personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public in and for said County and State



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

002-036-04

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
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	184796
Book:	373 Page: 182-83
Date of Recording:	1-7-04
Notes:	

3. Total Value/Sales Price of Property:

\$ 54,000.00

Deed in Lieu of Foreclosure Only (value of property)  
\$ \_\_\_\_\_

Transfer Tax Value: \$ 54,000.00

Real Property Transfer Tax Due: \$ 135.00

Exemption Claimed

a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage 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 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 CIT Group by C. Sills Capacity ~~VICE PRESIDENT~~

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: FCI, TRUSTEE

Address: 8180 EAST KAISER BLVD

City/State/Zip: ANAHEIM HILLS CA 92808

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: FMC/CIT GROUP

Address: 10500 BARKELY, STE 102

City/State/Zip: OVERLAND PARK KS 66212

**COMPANY REQUESTING RECORDING**

Co. Name:  
Address:

Esc #: TS #30949

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)