

APN: 007-391-04

When Recorded Mail to:  
The Rasmussen Trust  
2643 MacGregor Ct.  
Modesto, CA 95350

BOOK 373 PAGE 217-219  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Title*  
2004 JAN 13 PM 1:19

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 16<sup>00</sup>

**184813**

(Space Above For Recorder's Use Only)

### TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 9th day of January, 2004, between Stewart Title Of Northeastern Nevada, a Nevada corporation, as Trustee as hereinafter stated, herein called Trustee and **EARL A. RASMUSSEN AND LAVERNIA RASMUSSEN, CO-TRUSTEES OF THE RASMUSSEN TRUST**, herein called Grantee,

#### WITNESSETH:

WHEREAS, Kenneth J. Washburn and Louise Washburn, husband and wife by Deed of Trust dated August 9, 1985 and recorded September 30, 1985, in Book 139, Page 67, as Document No. 100423, Official Records, in the Office of the County Recorder of Eureka County, State of Nevada, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described among other uses and purposes to secure the payment of certain promissory note(s) and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default hereinafter referred to, to which reference is hereby made; and,

WHEREAS, on April 23, 2003, the then Beneficiary, or holder of said note(s) did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on May 13, 2003, in the Office of the County Recorder of Eureka County, Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Book 361, Page 222, as Document No. 181800, of Official Records of said County; and,

WHEREAS, Trustee, in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes, in such cases made and

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provided, made and published more that twenty (20) days before the date of sale therein fixed in the Eureka Sentinel a newspaper of general circulation printed and published in said County of Eureka, State of Nevada, in which the premises to be sold are situated and the Elko Daily Free Press a newspaper of general circulation printed and published in the County of Elko in which said sale was noticed to take place, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provision of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on the 9th day of January, 2004 at the hour of 10:00 a.m. of said day, in the front lobby of the Stewart Title of Northeastern Nevada office located at 810 Idaho Street, in the City of Elko, County of Elko, State of Nevada; and

WHEREAS, true and correct copies of said Notice were posted in three of the most public places in the Fourth Judicial Township in the County of Elko, State of Nevada, in which said sale was noticed to take place, and three of the most public places in the Eureka Judicial Township in the County of Eureka, State of Nevada, in which the premises to be sold are situated for not less than twenty days before the date of sale therein fixed; and,

WHEREAS, compliance having been made with all of the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place did then and there at public auction sell the property hereinafter described to said Grantee for the sum of Seventy-One Thousand, Eight Hundred, Thirty-Nine Dollars & 48/100 Dollars (\$71,839.48), said Grantee being the highest and best bidder therefore.

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bed and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, expressed of implied, unto said Grantee, all that certain property situate in the County of Eureka, State of Nevada, described as follows:

Lot 4 as shown on that certain parcel map for Devil's Gate Corp., filed in the Office of the County Recorder of Eureka County, Nevada, filed on June 16, 1982, as File No. 84388, located in a portion of Parcel H of the Large Division Map of the E1/2 of Section 17, Township 20 North, Range 53 East, M.D.B.&M.

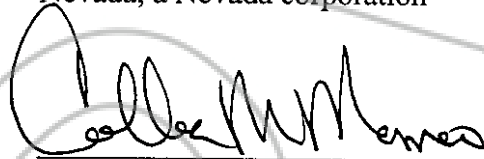
Said land is further described as Parcels A. B. C & D as shown on that certain Parcel Map for Kenneth and Louise Washburn, filed in the Office of the County Recorder of Eureka County, State of Nevada, on November 7, 1988, as File No. 124583, being a portion of E1/2 of Section 17, Township 20 North, Range 53 East. M.D.B.&M.

EXCEPTING THEREFROM all of the oil and gas, in and under said land, reserved by the United States of America, in Patent recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

TOGETHER WITH the improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF the said Stewart Title Of Northeastern Nevada, a Nevada corporation, as Trustee, has this day caused its corporate name to be hereunto affixed by its Vice President thereunto duly authorized by resolution of its Board of Directors.

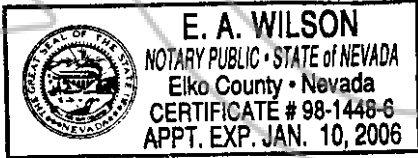
Stewart Title Of Northeastern Nevada, a Nevada corporation



BY: Colleen M. Memeo,  
Vice President

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF ELKO            )

On this 12<sup>th</sup> day of January, 2004, there personally appeared before me, a Notary Public, Colleen M. Memeo, Vice President, who acknowledged that she executed the above instrument on behalf of Stewart Title Of Northeastern Nevada, a Nevada corporation.



Notary Public

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):  
 a) 007-391-04  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument No.:	<u>184813</u>
Book:	<u>323</u> Page: <u>217-219</u>
Date of Recording:	<u>1-13-04</u>
Notes:	_____

2. Type of Property:  
 a) \_\_\_\_\_ Vacant Land  
 b) XX Single Family Res.  
 c) \_\_\_\_\_ Condo/Townhouse  
 d) \_\_\_\_\_ 2-4 Plex  
 e) \_\_\_\_\_ Apartment Bldg.  
 f) \_\_\_\_\_ Comm'l/Ind'l  
 g) \_\_\_\_\_ Agricultural  
 h) \_\_\_\_\_ Mobile Home  
 i) Other: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ 71,839.48  
 Real Property Transfer Tax Due: \$ 280.80

4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: Based on Bid at FCI Sale  
 \_\_\_\_\_  
 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: [Signature] Capacity: VP  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(required)

Print Name: Stewart Title of NE Nevada  
 Address: 810 Idaho Street  
 City/State/Zip: Elko, NV 89801

**BUYER (GRANTEE) INFORMATION**  
(required)

Print Name: The Rasmussen Trust Louise  
 Address: 2643 MacGregor Ct.  
 City/State/Zip: Modesto, CA 95350

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF Northeastern Nevada Escrow No.: 03250158  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_