

A.P.N.: 007-140-29
File No.: 121-2124843 (SF)

When Recorded, Mail Tax Statements To:
Lucille Tallcott
1709 Vivian Road
Modesto, CA 95358

BOOK 392 PAGE 244-245
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
2004 AUG 27 AM 11:03

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. 191742
FEES 15⁰⁰

R.P.T.T.: \$910.65

TRUSTEE'S DEED UPON SALE

FIRST AMERICAN TITLE COMPANY OF NEVADA (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to

LUCILLE TALLCOTT, a widow

(herein called Grantee) the real property in the County of Eureka, State of Nevada, described as follows:

Parcel 1: The E 1/2 of Section 8, Township 22 North, Range 54 East, M.D.B.&M.

Parcel 2: The SE 1/4 NW 1/4 and the E 1/2 SW 1/4 of Section 8, Township 22 North, Range 54 East, M.D.B.&M.

Together with any and all water rights, wells, pumps, ditches, canals and any other appurtenances. Excepting therefrom any and all mineral rights as further described in the Agreement. Excepting therefrom any buildings in the current homesite location.

this conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by MICHAEL J. WEISER and TERRIE L. WEISER, husband and wife as Trustor(s), recorded February 27, 1998, as Document No. 169841 in Book 318, Page 210, of Official Records of said County. The Notice of Default recorded March 18, 2004, as Document No. 185987, in Book 376, Page 385, of Official Records of Eureka County, Nevada. The trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.

A Notice of Trustee's Sale was published once a week for three consecutive weeks commencing July 8, 2004 in the Eureka Sentinel and July 9, 2004 in the Ely Times in the , a legal newspaper and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted in six public places namely:

Eureka County Courthouse, County Annex and Opera House, all located in Eureka and U.S. Post Office, White Pine County Courthouse and Public Safety Building, all located in Ely, Nevada.

At the place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on July 29, 2004 to said Grantee, being the highest bidder therefor, for \$233,066.93 credit, in full satisfaction of the indebtedness then secured by said Deed of Trust.

IN WITNESS WHEREOF, FIRST AMERICAN TITLE COMPANY OF NEVADA as trustee, has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Date: 08/24/2004

FIRST AMERICAN TITLE COMPANY OF NEVADA

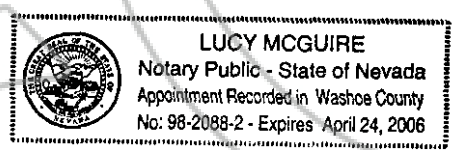
By: Sharon L. Ford
Sharon L. Ford, Vice President

STATE OF **NEVADA**)
)
) :ss.
)
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on August 24, 2004 by
Sharon L. Ford

Lucy McGuire
Notary Public

(My commission expires: April 24, 2006)



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 007-140-29
- 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'V/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>191742</u>
Book	<u>392</u> Page: <u>244-245</u>
Date of Recording:	<u>8-27-04</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$233066.93

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$233066.93

Real Property Transfer Tax Due

\$910.65

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Sharon G. Ford

Capacity: Trustee

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: First American Title Company

Print Name: Lucile Tallcott

Address: 5310 Kietzke Lane #100

Address: 1709 Vivian Road

City: Reno

City: Modesto

State: Nevada Zip: 89511

State: California Zip: 95358

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

Print Name: First American Title Company of Nevada

File Number: 121-2124843 SF/SF

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)