

A.P.N.: 002-034-05

BOOK 413 PAGE 174-175
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
2005 MAY 13 PM 2:00

RECORDING REQUESTED BY:

First American Title

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 15.00

198488

AND WHEN RECORDED MAIL TO:

Green Tree Servicing, LLC
9600 Center Avenue, Suite 160
P.O. Box 188
Rancho Cucamonga, CA 91730

FORWARD TAX STATEMENTS TO:

The Address Given Above

2484285-Dm

Space Above This Line For Recorder's Use Only

Loan No.: 62302744

T.S. No.: 04-6123-03

TRUSTEE'S DEED UPON SALE

A.P.N.: 002-034-05

TRANSFER TAX: \$247.65

The Grantee Herein WAS the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was \$63,015.16

The Amount Paid by the Grantee was \$63,015.16

Said Property is in the City of Crescent Valley, County of Eureka

WT Capital Lender Services, 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, LLC, successor servicer to **BankAmerica Housing Services**, a division of **Bank of America, FSB**

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by 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 9, BLOCK 16, OF CRESCENT VALLEY RANCH AND FARMS, INC., UNIT NO. 1, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY ON APRIL 6, 1959, AS FILE NO. 34081.

EXCEPTING THEREFROM ALL PETROLEUM, OIL, NATURAL GAS AND PRODUCTS DERIVED THEREFROM LYING IN AND UNDER SAID LAND AS RESERVED BY SOUTHERN PACIFIC LAND COMPANY, IN DEED RECORDED IN BOOK 64, PAGE 313, DEED RECORDS, LANDER COUNTY, NEVADA, AND IN BOOK 24, PAGE 168, DEED RECORDS, EUREKA COUNTY, NEVADA.

Trustee's Deed Upon Sale • Page 1 of 2

TRUSTEE'S DEED UPON SALE

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **Matthew T. Drenon** as Trustor, dated 6/11/1997 under the authority and powers vested in the Trustee designated 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 6/13/1997, Instrument number 166924 Book 308, Page 543 and re-recorded on 9/3/1999 as Instrument No. 172603 in book 328 at page 558 of the Official Records in the office of the Recorder of Eureka, 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 the 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 in exercise of its powers under said Deed of Trust sold said real property at public auction on 4/28/2005. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$63,015.16, 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 Lender Services**, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: April 28, 2005

WT Capital Lender Services


DEBRA BERG, Senior Vice President

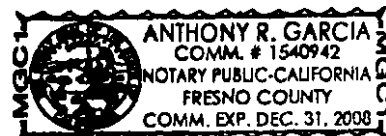
State of CALIFORNIA } ss
County of FRESNO }

On 4/28/2005, before me, the 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/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.

Signature


Anthony R. Garcia



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-034-05
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 #: 198488
Book 43 Page: 174-175
Date of Recording: 5/13/05
Notes: _____

3. Total Value/Sales Price of Property

\$ 63,015.16

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$ _____

Real Property Transfer Tax Due

\$ 247.65

4. If 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 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: 7522 North Colonial 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: First American Title

Escrow # _____

Address: 180 Cassia Way # 502

City: Henderson, NV 89014 State: _____

Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)