

BOOK 416 PAGE 32-34
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
2005 JUN 17 PM 2:19

EUREKA COUNTY, NEVADA
M.H. REBALEATI, RECORDER
FILE NO. FEES 16.00

AP# 002-046-07

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

199526

And when recorded mail to

Green Tree Servicing, LLC

RE: Loan # 6900582831/MONSON
7360 S. Kyrene Rd.

Tempe, AZ 85283

2493591 - DM

Space above this line for recorder's use

TRUSTEE'S DEED UPON SALE

T.S. No: B333937 Unit Code: B Loan No: 6900582831/MONSON

Property Address: 7017 CORTEZ WAY, CRESCENT VALLEY, NV 89821

DREYFUSS, RYAN & WEIFENBACH, PLC
(herein called Trustee)

does hereby GRANT AND CONVEY, without any covenant or warranty, express or implied to

GREEN TREE FINANCIAL CORPORATION
(herein called Grantee), such interest as Trustee has in that certain property described as follows:

SEE ATTACHED EXHIBIT

This conveyance is made pursuant to the authority vested in said Trustee, as Trustee or as duly appointed Trustee by the Deed of Trust described as follows:

Trustor: WILLARD R. MONSON, PAMELYN K. MONSON

Recorded April 28, 1998 as Instr. No. 170033 in Book 318 Page 594 of Official Records in the office of the Recorder of EUREKA County; NEVADA, Whereas, the holder of the note secured by said Deed of Trust delivered to Trustee a written Declaration of Default and, pursuant thereto, a Notice of Default was

recorded November 19, 2004 as Instr. No. 193813 in Book 400 Page 001 of Official Records in the office of the Recorder of EUREKA County; NEVADA

Whereas, Trustee complied with all applicable statutory provisions of the State of Nevada, and of the described Deed of Trust, including the mailing and publication of the Notice of Default and Notice of Sale, as respectively appropriate.

Said Notice of Trustee's Sale stated the time and place that Trustee would sell its interest in the described property at public auction. On June 14, 2005, the date set forth in the Notice of

T.S. No: B333937

Unit Code: B

Loan No: 6900582831/MONSON

Trustee's Sale or the properly postponed sale date, Trustee sold the described property to Grantee, the highest qualified bidder present, for the sum of \$68,013.16, Pro-tanto, which represents the satisfaction of that portion of the indebtedness secured by the real property, as evidenced by said Deed of Trust.

In Witness Whereof, the undersigned caused its corporate name and seal (if applicable) to be hereunto affixed.

Dated June 14, 2005

DREYFUSS, RYAN & WEIFENBACH, PLC,
By T.D. Service Company, As Agent for the Trustee

BY Kimberly Coonradt
KIMBERLY COONRADT
ASSISTANT SECRETARY

BY Patricia A. Randall
PATRICIA A. RANDALL
VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

On 06/14/05 before me, D.PATRICK personally appeared KIMBERLY COONRADT, ASSISTANT SECRETARY, PATRICIA A. RANDALL, 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.

Signature [Signature] (Seal)

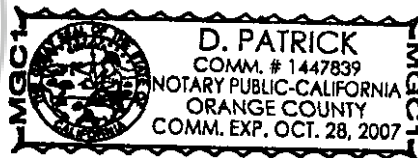


EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF NEVADA, COUNTY OF EUREKA, CITY OF CRESCENT VALLEY, AND IS DESCRIBED AS FOLLOWS:

LOT 5, BLOCK 35, OF CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, AS PER MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA, AS FILE NO. 34081.

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 OF H. J. BUCHENAU AND ELSIE EUCHENAU, RECORDED SEPTEMBER 24, 1951, IN BOOK 24, OF DEEDS AT PAGE 168, EUREKA COUNTY, NEVADA.

002-046-07

199526

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-046-07
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
i) ☒ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

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Date of Recording: 6-17-05

Notes: _____

3. Total Value/Sales Price of Property

\$ 68,013.16

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: _____

\$ _____

Real Property Transfer Tax Due _____

\$ 267.15

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 parties agree that 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 Kimberly Conrath

Capacity Asst Secretary

Signature Patricia Randall

Capacity Vice President

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Dreyfuss, Ryan & Weferbach
Address: 1851 E. V. First St #1102
City: Santa Ana
State: CA Zip: 92705-4051

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Green Tree Financial
Address: 7360 S. Kyrene Rd
City: Tempe
State: AZ Zip: 85283

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: _____

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.