

BOOK 426 PAGE 171-174
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
2005 NOV 10 PM 1:26

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

201526

FEES 17.00

A. P. No. 07-396-16
No. 150860-FCL

When recorded mail to:
Grantee
P. O. Box 2025
Minden, NV 89423

Mail tax statements to:
Grantee

05011383

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on October 25, 2005, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first part, and SALVATORE J. GRASSO and BETTY ANN GRASSO, husband and wife, as joint tenants with right of survivorship, parties of the second part, whose address is: P. O. Box 2025, Minden, NV 89423,

W I T N E S S E T H :

WHEREAS, LENZY SPENCER executed a Promissory Note payable to the order of SALVATORE J. and BETTY ANN GRASSO in the principal sum of \$18,400.00, and bearing interest, and as security for the payment of said Promissory Note said LENZY SPENCER, as Trustor, executed a certain Deed of Trust to FRONTIER TITLE COMPANY, Trustee for SALVATORE J. and BETTY ANN GRASSO, Beneficiary, which Deed of Trust was dated May 23, 2000, and was recorded September 7, 2000, in Book 336, Page 564, Document No. 175140, Official Records, Eureka County, Nevada; and

WHEREAS, WESTERN TITLE COMPANY, INC., a Nevada corporation, was substituted as Trustee under said Deed of Trust, in the place and stead of FRONTIER TITLE COMPANY, by document recorded June 1, 2005, in Book 414, Page 4, Document No. 198685, Official Records, Eureka County, Nevada; and

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the installment of principal and interest due on August 5, 2004, and in the failure to pay each payment of principal and interest that thereafter became due; and

LAW OFFICES OF JUDITH A. OTTO, LTD. ♦ 1610 MONTCLAIR AVENUE, SUITE B ♦ RENO, NEVADA 89509

WHEREAS, SALVATORE J. GRASSO and BETTY ANN GRASSO executed and acknowledged a Notice of Default and Election To Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election To Sell was recorded June 1, 2005, in Book 414, Page 6, Document No. 198686, Official Records, Eureka County, Nevada; and

WHEREAS, on June 7, 2005, a copy of said Notice of Default and Election To Sell was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, by direction of SALVATORE J. GRASSO and BETTY ANN GRASSO the said WESTERN TITLE COMPANY, INC., Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the 25th day of October, 2005, at the hour of 1:00 o'clock P.M., sell at the Eureka County Courthouse, 10 S. Main Street, Eureka, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the Promissory Note secured by it; that said Notice of Trustee's Sale was recorded October 12, 2005, in Book 424, Page 109, Document No. 201206, Official Records, Eureka County, Nevada; that said Notice of Sale was published in The Eureka Sentinel in its issues dated September 29, October 6, and October 13, 2005, and said Notice of Sale was posted in three public places, namely, at the United States Post Office, at the Eureka County Courthouse, and at the Public Bulletin Board, Eureka, Nevada, on September 26, 2005; and

WHEREAS, on September 30, 2005, a copy of said Notice of Sale was mailed by registered mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, at the time and place so set for said sale said parties of the second part did bid the sum of TWENTY-THREE THOUSAND NINETY-SIX AND 20/100 DOLLARS (\$23,096.20) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$23,096.20, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the parties of the second part, in the tenancy

set forth above, all that certain real property situate in the County of Eureka, State of Nevada, that is described as follows:

Parcel C as shown on that certain Parcel Map for SALVATORE and BETTY ANN GRASSO, filed in the Office of the County Recorder of Eureka County, State of Nevada, on September 19, 1986, as File No. 104804, being a portion of Lot 4 of Lot 3 of Parcel "A" of Large Division Map, E 1/2 Section 17, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land a reserved by the UNITED STATES OF AMERICA in Patent recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

EXCEPTING THEREFROM an undivided one-half interest in and to all of their right, title and interest in the mineral rights lying in and under said land as reserved by EARL A. RASMUSSEN and LAVERNIA C. RASMUSSEN, as Co-Trustees of the RASMUSSEN TRUST, et al, in deeds recorded March 26, 1996, in Book 294, Pages 266 and 274, and recorded July 11, 1996, in Book 297, Pages 482, 485, 490, 494, 498 and 502, 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.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said parties of the second part, in the tenancy set forth above.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

WESTERN TITLE COMPANY, INC.

By: Geneva Martinkus

Geneva Martinkus
Foreclosure Officer

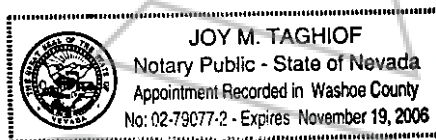
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STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

This instrument was acknowledged before me on 11-2,
2005, by GENEVA MARTINEKUS, as FORECLOSURE OFFICER
of WESTERN TITLE COMPANY, INC.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 07-396-16
- b)
- c)
- d)

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 201526
Book: 426 Page: 171-174
Date of Recording: 11-10-05
Notes: _____

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 _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property): \$ 23,000.00
Transfer Tax Value: \$ 23,000.00
Real Property Transfer Tax Due: \$ 10.00 89.70

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 exception, 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: FORECLOSURE OFFICER

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: WESTERN TITLE CO.
Address: PO Box 3059
City: RENO
State: NV Zip: 89502

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: SALVATORE & BETT GRASSO
Address: PO Box 2025
City: MINIDEN
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, Inc. Esc. #:
Address: 500 DAMONTE RANCH PKWY #657
City/State/Zip: RENO, NV 89511