

**RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY**

Recording requested by:  
When recorded mail to:

CitiFinancial Mortgage Company, Inc.  
14415 S. 50th Street, Suite 100  
Phoenix, AZ 85044

BOOK 440 PAGE 181-182  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*First American Title*  
2006 AUG 14 PM 2:23

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

**205686**

Forward tax statements to the address given above

Space above this line for recorders use

TS # NV-06-56477-NF

Order # 2907248-10

Loan # 1144690

**Trustee's Deed Upon Sale**

A.P.N.: 07-396-18

Transfer Tax:

The undersigned grantor declares:

The grantee herein IS the foreclosing beneficiary.

The amount of the unpaid debt together with costs was:

The amount paid by the grantee at the trustee sale was:

**\$45,900.00**

The documentary transfer tax is:

None

Said property is in the City of: EUREKA, County of EUREKA

**QUALITY LOAN SERVICE CORPORATION**, 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 **CITIMORTGAGE INC.**, successor in interest by merger to **CITIFINANCIAL MORTGAGE COMPANY, INC. FKA ASSOCIATES MORTGAGE CORPORATION**

(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 2 OF LOT 2 OF PARCEL A, AS SHOWN ON PARCEL MAP FOR RONALD AND EVELYN NAILLON, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY ON OCTOBER 21, 1985, AS FILE NO. 100554, LOCATED IN A PORTION OF LOT 2 PARCEL A, OF THE LARGE DIVISION MAP OF THE E 1/2 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B. & M.**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **JOHN L PRUTSMAN AND SUSAN O PRUTSMAN**, as trustor, dated **2/18/2000**, of Official Records in the office of the Recorder of **EUREKA**, Nevada, 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 **2/28/2000**, instrument no. **173907**, Book **332**, Page **578**, of Official records. 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 mail, postage pre-paid to each person entitled to notice in compliance with Nevada Revised Statute 107.050.

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded in the office of the Recorder of said County.

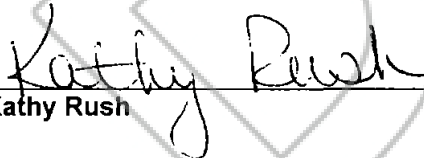
All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on **8/2/2006** at the place named in the Notice of Sale, in the County of **EUREKA**, Nevada, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being **\$45,900.00** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: **8/2/2006**

**QUALITY LOAN SERVICE CORPORATION**

By:

  
Kathy Rush

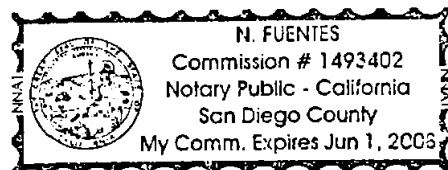
State of California )  
County of San Diego ) ss.

On **8/2/2006** before me, N. Fuentes, a Notary Public, personally appeared **Kathy Rush** 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 and 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:

  
N. Fuentes



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**205686**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 07-396-18  
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 RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \_\_\_\_\_

Real Property Transfer Tax Due \_\_\_\_\_

\*\$ 45,900 -  
(\$ \_\_\_\_\_)  
\*\$ 45,900 -  
\$ \_\_\_\_\_

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 1  
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 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 Kathy Rush

Capacity Trustee

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

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

Print Name: John L. & Susan O. Pratsman  
Address: 565 El Dorado  
City: Eureka  
State: NV Zip: 89316

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

Print Name: CitiMortgage Inc  
Address: 14415 S. 50th  
City: Phoenix  
State: AZ Zip: 85044

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

Print Name: Quali Loan Service  
Address: 319 Elm St.  
City: San Diego

Escrow #: \_\_\_\_\_  
State: CA Zip: 92101

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**