

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION
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.H. REBALEATI, RECORDER
FILE NO. FEE \$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.

**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 \$ 45,900 --
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 45,900 --
 Real Property Transfer Tax Due \$ _____

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: Quality Loan Service Escrow #: _____
 Address: 319 Elm St.
 City: San Diego State: CA Zip: 92101