

RECORDING REQUESTED BY:
Fidelity National Title Company

AND WHEN RECORDED TO:
GREEN TREE FINANCIAL CORPORATION
9600 CENTER AVE., SUITE 160
RANCHO CUCAMONGA, CA 91730

Forward Tax Statements to
the address given above

APN 002-047-08
TS # 08-00251-6
Loan #: 24412924-3
Investor #:
Order #: 3760831 **DM**

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY

DOC # 0212665
10/22/2008 1 48 PM
Official Record
Recording requested By
AMERICAN TITLE
Eureka County - NV
Mike Rebaleati - Recorder
Fee: \$15.00 Page 1 of 3
RPTT: \$263.25 Recorded By: LLH
Book- 0491 Page- 0011



Space Above This Line For Recorder's Use

The undersigned hereby affirms that there is no Social Security number contained in this document
TRUSTEE'S DEED UPON SALE

A.P.N.: 002-047-08
TRANSFER TAX: **\$263.25**
The Grantee Herein WAS The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was \$ 67,479.89
The Amount Paid By The Grantee Was \$67,479.89
Said Property Is In The City Of CRESCENT VALLEY, County of Eureka

Fidelity National Title Company, 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 FINANCIAL 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:

SEE ATTACHED **EXHIBIT "A"**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **RON C. SMITH AND CALIENE SMITH** as Trustor, dated 08/15/1996 of the 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 10/09/1996, instrument number 164700 Book 301, Page 233-239 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 return receipt mail, postage prepaid to each person entitled to notice in compliance with Nevada Civil Code 107.050

TRUSTEE'S DEED UPON SALE

TS#: 08-00251-6
Loan #: 24412924-3
Order #: 3760831

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 **10/16/2008**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$67,479.89, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Fidelity National Title Company., as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: **10/16/2008**

Fidelity National Title Company



Marcy Axelrod, Authorized Signature

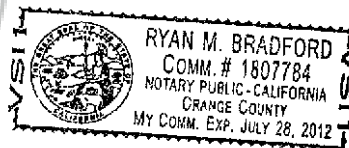
State of California } ss.
County of Orange } ss.

On October 16, 2008, before me, Ryan M. Bradford, a Notary Public in and for said county, personally appeared Marcy Axelrod, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ryan M. Bradford # 1807784
My Commission Expires Expires 7/28/2012



(Seal)



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EXHIBIT "A"

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

LOT 7, BLOCK 38 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 RECORDED SEPTEMBER 24, 1951, IN BOOK 24 OF DEEDS AT PAGE 168, EUREKA COUNTY, NEVADA.

002-047-08



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STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC # DV-212665

10/22/2008

1:48 PM

Official Record

Recording requested By
AMERICAN TITLE

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: LLH RPTT: \$263.25
Book- 0481 Page- 0011

1. Assessor Parcel Number(s)

a) 002-047-08

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

3. Total Value/Sales Price of Property

\$ 67,479.89

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$ 67,479.89

Real Property Transfer Tax Due

\$ 263.25

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

6. _____

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 _____

MARCY AXELROD

Capacity as Grantor

Signature _____

MARCY AXELROD

Capacity as Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Fidelity National Title Company
Address: 17911 Von Karman Ave Ste 275
City: Irvine
State: CA Zip: 92614

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Green Tree
Address: 9600 Center Ave., Ste 160.
City: Rancho Cucamonga
State: CA Zip: 91730

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

Print Name: First American Title Escrow #: 08-00251-6 3760831 DM
Address: 1 First American Way
City: Santa Ana State: Ca Zip: 92707

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED