

DOC# 0213143

02/19/2009

02:02PM

Official Record

Recording Requested By
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page: 001 of 003

RPTT: \$79.95

Recorded By FS

Book- 0485 Page- 0308

APN: 07-395-16

When Recorded Mail to:
The Rasmussen Trust
Lavernia C. Rasmussen, Trustee
PO Box 112
Eureka, NV 89316



0213143

(Space Above For Recorder's Use Only)

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 13th day of February, 2009, between Stewart Title of Nevada Holdings, Inc., Northeastern Division, a Nevada corporation as Trustee as hereinafter stated, herein called Trustee and **LAVERNIA C. RASMUSSEN TRUSTEE OF THE RASMUSSEN TRUST**, herein called Grantee,

WITNESSETH:

WHEREAS, Tammy L. Rugne and Robert Rugne by Deed of Trust dated May 14, 2001 and recorded June 19, 2001, in Book 341, Page 439 as Document No. 176558, Official Records, in the Office of the County Recorder of Eureka County, State of Nevada, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described among other uses and purposes to secure the payment of certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default hereinafter referred to, to which reference is hereby made; and,

WHEREAS, on August 22, 2008, the then Beneficiary, or holder of said note(s) did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on September 12, 2008, in the Office of the County Recorder of Eureka County, Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Book 476 at Page 355 as Document No. 212442, of Official Records of said County; and,

WHEREAS, Trustee, in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes, in such cases made and provided, made and published more that twenty (20) days before the date of sale therein fixed in the Eureka Sentinel a newspaper of general circulation printed and published in said County of Eureka, State of Nevada, in which the premises to be sold are situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provision of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on the 13th day of February, 2009 at the hour of 11:00 a.m. of said day, at the front entrance of the Eureka County Courthouse, located at 10 South Main Street, in the City of Eureka, County of Eureka, State of Nevada; and

WHEREAS, true and correct copies of said Notice were posted in three of the most public places in the Eureka Judicial Township in the County of Eureka, State of Nevada, in which said sale was noticed to take place, and three of the most public places in the Eureka Judicial Township in the County of Eureka, State of Nevada, in which the premises to be sold are situated for not less than twenty days before the date of sale therein fixed; and,

WHEREAS, compliance having been made with all of the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place did then and there at public auction sell the property hereinafter described to said Grantee for the sum of Twenty Thousand, One Hundred, Ninety-Four & 68/100 Dollars (\$20,194.68), said Grantee being the highest and best bidder therefore.

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bed and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, expressed or implied, unto said Grantee, all that certain property situate in the County of Elko, State of Nevada, described as follows:

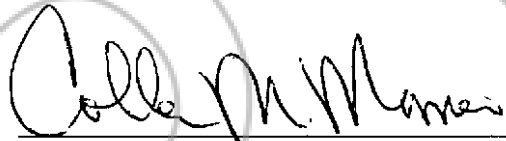
Parcel A, Lot 4, as shown on that certain Parcel Map for E.A. and L.C. Rasmussen, recorded January 6, 1988, in the Official Records of Eureka County, Nevada, as File No. 11550, a portion of Parcel B of the Large Division Map of the E ½, Section 17, T20N, R53E., M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas in and under said land, reserved by the United States of America in Patent, recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada, and all minerals by the Rasmussen Trust.

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.

IN WITNESS WHEREOF the said Stewart Title of Nevada Holdings, Inc., Northeastern Division, a Nevada corporation, as Trustee, has this day caused its corporate name to be hereunto affixed by its Vice President thereunto duly authorized by resolution of its Board of Directors.

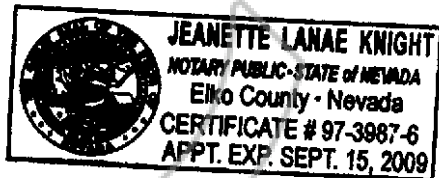
Stewart Title of Nevada Holdings, Inc.,
Northeastern Division a Nevada
corporation



BY: Colleen M. Memeo,
Vice President

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this 19th day of February, 2009, there personally appeared before me, a Notary Public, Colleen M. Memeo, Vice President, who acknowledged that she executed the above instrument on behalf of Stewart Title of Nevada Holdings, Inc., Northeastern Division, a Nevada corporation.


Notary Public

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 007-395-16
- b) _____
- c) _____
- d) _____

| FOR RECORDER'S OPTIONAL USE ONLY | |
|----------------------------------|------------|
| Document/Instrument No. | _____ |
| Book _____ | Page _____ |
| Date of Recording: | _____ |
| Notes: | _____ |

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other _____

3. a. Total Value/Sales Price of Property _____

b. Deed in Lieu of Foreclosure Only (Value of Property) (_____)

c. Transfer Tax Value 20,194.68

d. REAL PROPERTY TRANSFER TAX DUE: 79.95

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 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: [Signature] Capacity: VP
Stewart Title of Nevada

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Stewart Title of Nevada
Address: 810 Idaho Street
City/State/Zip Elko, NV 89801

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: _____
Address: _____
City/State/Zip _____

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Title of Nevada - Northeastern Division Escrow No 1011219-25
Address: 810 Idaho Street
City Elko State: NV Zip 89801