

**DOC# 0213214**

04/06/2009

01:27PM

**Official Record**

Recording Requested By  
FIRST AMERICAN NATIONAL D

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Fee: \$15.00

Page: 001 of 002

RPTT: \$107.25

Recorded By FS

Book- 0486 Page- 0259



0213214

**RECORDING REQUESTED BY:**

**The Cooper Castle Law Firm**

**fka The Cooper Christensen Law Firm, LLP**

**AND WHEN RECORDED MAIL TO:**

**Tehama Holdings, Inc.**

**1930 S. Dobson Rd, Ste 2**

**Mesa, AZ 85202**

**First American Title**

**Forward Tax Statements to**

**the address given above**

**05-080-24**

**3086745-AJ**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**LOAN #:**

**T.S. NO.: 06-09-2386**

**INVESTOR #:**

**TITLE ORDER # 3086745**

**TRUSTEE'S DEED UPON SALE**

**A.P.N.: 05-080-24 TRANSFER TAX 107.25**

**The Grantee Herein Was The Foreclosing Beneficiary.**

**The Amount Of The Unpaid Debt was \$12,645.06**

**The Amount Paid By The Grantee Was \$27,034.91**

**Said Property Is In The City of , County of Eureka**

**The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP, 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**

**Tehama Holdings, Inc.**

**(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 , State of Nevada, described as follows:**

**PARCEL 6 AS SHOWN UPON MAP OF DIVISION INTO LARGE PARCELS FOR CATTLEMEN'S  
TITLE GUARANTEE COMPANY AS TRUSTEE FOR TEHAMA HOLDINGS, INC. RECORDED  
APRIL 25, 1995 AS FILE 157869, EUREKA COUNTY, NEVADA.**

**\*EUREKA**

**This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by J.A. Peterson as Trustor, dated Apr 24, 1998 of the Official Records in the office of the Recorder of County, 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 May 13, 1998, Instrument Number 170067, in Book 319, Page 99 of Official records. The Trustee has 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 Civil Code 107.050.**

## TRUSTEE'S DEED UPON SALE

Trustee's Deed

LOAN #:

T.S. NO.: 06-09-2386

INVESTOR #:

TITLE ORDER # 3086745

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 Feb 12, 2009. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being \$27,034.91, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: Feb 12, 2009

THE COOPER CASTLE LAW FIRM FKA THE  
COOPER CHRISTENSEN LAW FIRM/LLP

By: 

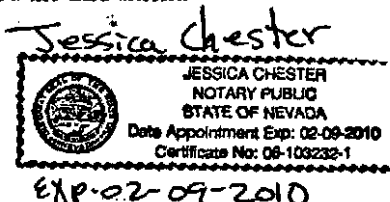
Melissa Roberts  
Trustee Sale Officer

State of Nevada } SS.  
County of Clark }

On Feb 12, 2009 before me, the undersigned, Jessica Chester, Notary Public, personally appeared Melissa Roberts 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 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.

WITNESS my hand and official seal.

Signature J. Chester (Seal)



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Peterson / 06-09-2386

Recording requested By  
FIRST AMERICAN NATIONAL D

STATE OF NEVADA  
DECLARATION OF VALUE FORM

Eureka County - NV  
Mike Rebaleati - Recorder

1. Assessor Parcel Number(s)

a. 05-080-24  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

Page 001 of 002 Fee: \$15.00  
Recorded By: FS RPTT: \$107.25  
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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

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property

\$ 27,034.91

b. Deed in Lieu of Foreclosure Only (value of property)

( )

c. Transfer Tax Value:

\$ 27,034.91

d. Real Property Transfer Tax Due

\$ 105.44 107.25

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.00 %

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 \_\_\_\_\_ Capacity Trustee Sales Officer

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Cooper Castle Law Firm, LLP

Address: 820 S. Valley View Blvd

City: Las Vegas

State: NV Zip: 89107

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

Print Name: Tehama Holdings, Inc.

Address: 1930 S. Gibson Rd, Ste 2

City: Mesa

State: AZ Zip: 85202

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

Print Name: First American Title

Escrow #: 10

Address: 4455 S. Jones St. 1

City: LV, NV

State: Nv. Zip: 89103

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED