

DOC# 0213253

04/24/2009

12:33PM

Official Record

Recording Requested By
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page: 001 of 003

RPTT: \$600.60

Recorded By FS

Book- 0486 Page- 0372



0213253

APN: 002-019-09; 002-019-10; 002-019-13

When Recorded Mail to:
Betty J. Tomporowski
PO Box 211063
Crescent Valley, NV 89821

(Space Above For Recorder's Use Only)

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 24th day of April, 2009, between Stewart Title of Nevada Holdings, Inc., Northeastern Division, a Nevada corporation as Trustee as hereinafter stated, herein called Trustee and **BETTY J. TOMPOROWSKI, A WIDOW**, herein called Grantee,

WITNESSETH:

WHEREAS, Vickie J. Etchinek, an unmarried woman by Deed of Trust dated November 4, 2005 and recorded November 4, 2005, 42659 as Document No. 201457, 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(s) 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 June 30, 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 26, 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 September 26, 2008 as Document No. 212483, 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 than 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 One Hundred and Fifty-Three Thousand, Eight Hundred Forty-Seven & 78/100 Dollars (\$153,847.78), 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 of implied, unto said Grantee, all that certain property situate in the County of Eureka, State of Nevada, described as follows:

PARCEL 1:

Lots 3, 26, 27 and 28 of Block 10 of Crescent Valley Ranch & Farms Unit No. 1, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File Number 34081.

PARCEL 2:

Lot 4 of Block 10 of Crescent Valley Ranch & Farms Unit No. 1, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File Number 34081.

EXCEPTING FROM PARCELS 1 and 2, 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.

FURTHER EXCEPTING FROM Lots 27 and 28 any and all oil rights, including the right of entry for exploration and production of oil or other

hydrocarbons as reserved by Nevada Title Guaranty, a Nevada corporation, in deed recorded January 29, 1970 in Book 34, Page 243, Official Records, Eureka County, Nevada.

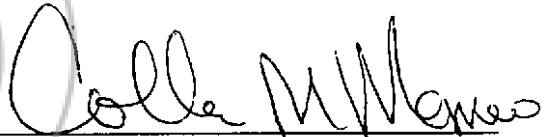
FURTHER EXCEPTING FROM Lots 3 and 26 any and all oil rights, including the right of entry for exploration and production of oil or other hydrocarbons as reserved by First American Title Company of Nevada formerly known as Nevada Title Guaranty Company, a Nevada corporation, in deed recorded February 4, 1974 in Book 47, Page 221, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM Lot 4 any and all oil rights, including the right of entry for exploration and production of oil or other hydrocarbons as reserved by First American Title Company of Nevada formerly known as Nevada Title Guaranty Company, a Nevada corporation, in deed recorded July 2, 1974 in Book 48, Page 499, Official Records, Eureka County, Nevada.

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 President thereunto duly authorized by resolution of its Board of Directors.

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



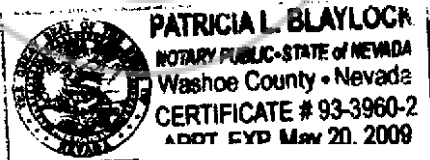
BY: Colleen M. Memeo,
President

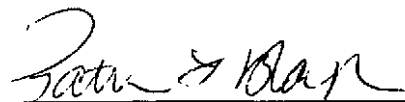
STATE OF NEVADA)

) ss.

COUNTY OF ELKO)

On this 24th day of April, 2009, there personally appeared before me, a Notary Public, Colleen M. Memeo, 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

Recording requested By
STEWART TITLE ELKO

1. Assessor Parcel Number(s)

- a) 002-019-09/10 & 13
b) _____
c) _____
d) _____

FOR R

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Book Page 001 of 003 Fee: \$16.00
Date Recorded By: FS RPTT: \$600.60
Book- 0486 Page- 0372
Notes

Eureka County - NV

Mike Rebaletti - Recorder

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

d. REAL PROPERTY TRANSFER TAX DUE:

(_____)
153,847.78
600.60

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: _____

Stewart Title of Nevada by Colleen M. Memeo

Capacity: _____

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: Betty J. Tomporowski
Address: POO Box 211063
City/State/Zip Crescent Valley, NV 89821

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

Company Name: Stewart Title of Nevada - Escrow No 1009722-25
Address: 810 Idaho Street
City Elko State: NV Zip 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)