

DOC# 0213723

08/20/2009

02:48PM

Official Record

Recording Requested By
FIRST AMERICAN NATIONAL D

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$17.00

Page: 001 of 004

RPTT: \$245.70

Recorded By FS

Book- 0491 Page- 0111

APN#: 002-047-08

RECORDING REQUESTED BY:
FIRST AMERICAN NATIONAL DEFAULT
TITLE
3 FIRST AMERICAN WAY
SANTA ANA, CA 92707



0213723

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

ORDER #3760831-DM

The Undersigned Hereby Affirms That There Is No Social Security Number
Contained In This Document.

TRUSTEE'S DEED UPON SALE

TITLE OF DOCUMENT

WHEN RECORDED MAIL TO
and
MAIL TAX STATEMENTS TO:

GREEN TREE FINANCIAL CORPORATION
9600 CENTER AVE., SUITE 160
RANCHO CUCAMONGA, CA 91730

The undersigned hereby affirms that there is no Social Security number contained in this document

Trustee Sale No. 08-00251-6 NV
APN: 002-047-08

Client Reference No. 24412924-3

TRUSTEE'S DEED UPON SALE

TRANSFER TAX: \$245.70

The grantee herein WAS the foreclosing beneficiary.

The amount of the unpaid debt was: \$ 62,798.84

The amount paid by the grantee was: \$62,798.84

Said property is in the CRESCENT VALLEY TOWNSHIP, County of Eureka

Fidelity National Title Insurance 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 "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

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 August 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 Default of Election to Cause Sale of Real Property under the Deed of Trust recorded on October 9, 1996, as Instrument No. 164700 in Book 301, Page 233 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 Default of Election to Cause Sale of Real Property under the Deed of Trust 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

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Breach and Default of Election to Cause Sale of Real Property under the 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 August 12, 2009. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$62,798.84, 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.



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In witness thereof, Fidelity National Title Insurance 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: August 12, 2009

Fidelity National Title Insurance Company, as Trustee



MARCY AXELROD, Authorized Signature

State of California }ss.
County of Orange }ss

On August 12, 2009, before me, Lorena Enriquez, 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.



~~_____
Lorena Enriquez # 1807200
My Commission Expires July 21, 2012~~

(Seal)

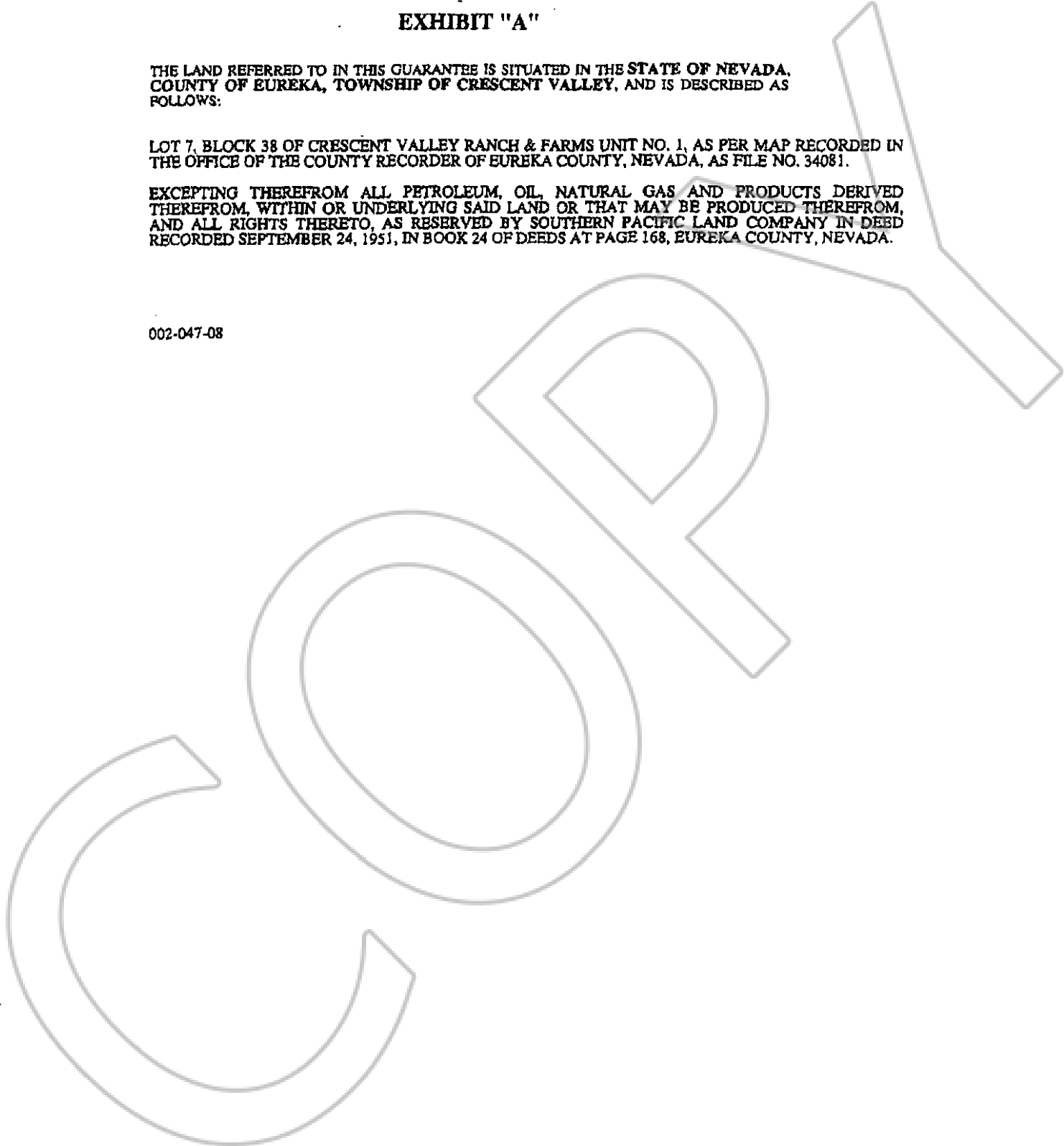
EXHIBIT "A"

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.

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