

TS # 01-276503-04
Loan #: 62302451
Order #: 713149

19022529

TRUSTEE'S DEED UPON SALE

A.P.N.: 13-170-27 ^{74.75}
TRANSFER TAX: ~~\$107.50~~

The Grantee Herein WAS the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was \$ 82,697.79
The Amount Paid by the Grantee was \$57,006.00
Said Property is in UNINCORPORATED AREA, County of Lincoln

W.T. Capital, 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

BankAmerica Housing Services, a Division of Bank of America, FSB

(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 Lincoln, State of Nevada, described as follows:

The Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 14, Township 3 South, Range 67 East, M.D.B. & M.

EXCEPTING THEREFROM the Northerly 25 feet of the Westerly 104.36 feet, and 25 feet on each side of the following line:

Commencing at the Northwest corner of the above described parcel;

THENCE South 89°23'58 East along the North line thereof a distance of 104.36 feet to the TRUE POINT OF BEGINNING.

THENCE South 11°15'30 East a distance of 670.98 feet to a point in the South line thereof, the point of ending, being South 89°21'28 East a distance of 208.76 feet from the Southwest corner thereof.

EXCEPTING THEREFROM all the oil and gas in the lands so patented, and all sodium and potassium in the lands so patented, together with the right of the United States, its permittees of licenses to prospect for, mine and remove them under the applicable provisions of law, as reserved by KELBEN & ASSOCIATES, in deed Recorded March 6, 1987 in Book 74, Page 49, Official Records.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by Pauline M. Saens Romero as Trustor, dated 3/25/1997 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 4/1/1997, Instrument number 108724 Book 127, Page 174 of the Official Records in the office of the Recorder of Lincoln, Nevada. Trustee having complied with all

Doc # 117240
Book 159 Page 413-414

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a)
- 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'V Ind'l |
| g) Agricultural | h) Mobile Home |
| i) Other | |

FOR RECORDERS USE ONLY

Documentation Reviewed by: _____
 Type of Documentation: _____
 Assessor's Tag: _____
 Recording Deputy: _____

3. Total Value/Sales Price of Property:

Deduct Assumed Liens and/or Encumbrances
 (Recording information on assumed amounts: Book/Instrument #: 1)

\$57,006.00

4. Transfer Tax Value per NRS 375.010, Section 2:

Real Property Transfer Tax Due: \$ 74.75

IF EXEMPTION CLAIMED:

- a. Transfer Tax Exemption, per NRS 375.090, Section: NAC 375, Section:
- b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

The undersigned Seller (Grantor) / Buyer (Grantee), declare(s) and acknowledge(s) 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, 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 1/2 % per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: Lori L. Bradford
 Print Name: Lori L. Bradford, Trustee
 Address: W.T. Capital Lender Services
 City: 16230 Monterey St Suite 204
 State: Morgan Hill, Ca 95037
 Telephone (optional): (408) 782-5123
 Capacity: Trustee

BUYER (GRANTEE) INFORMATION

Buyer Signature: [Signature]
 Print Name: BankAmerica Housing Services
 Address: 1900 W. University Dr. #101
 City: Tempe
 State: AZ 85281-3262
 Telephone (optional):
 Capacity: Beneficiary

Company Requesting Recording

Company Name: Lawyers Title of Nevada, Inc. Escrow Number:
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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 pre-paid 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 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 10/19/2001. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$57,006.00, 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, W.T. Capital, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 10/19/2001

W.T. Capital

Debra Berg
DEBRA BERG, Vice President

State of CALIFORNIA) ss
County of Santa Clara)

On 10/22/2001 before me, the undersigned Notary Public, personally appeared Debra Berg 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 *Lori L. Tanner*
Lori L. Tanner

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
GreenPoint Credit Corp. (AZ)
1900 W. University Drive, Ste. 101
Tempe, AZ 85281-3262

FORWARD TAX STATEMENTS TO:
The Address Given Above

NO. **117240**
FILED AND RECORDED AT REQUEST OF
COW COUNTY TITLE
NOVEMBER 2, 2001
AT 00 MINUTES PA. 02 P.M. '01
PM IN BOOK 159 OF OPT. CHA.
RECORDING FEE \$413
COUNTY, NEVADA
LESLIE BOUCHER
COUNTY RECORDER
BY *Jerrisa Seeger*, DEPUTY

Doc # 117240
Book 159 Page 413-414

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a)
- 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'V Ind'l |
| g) Agricultural | h) Mobile Home |
| i) Other | |

FOR RECORDERS USE ONLY

Documentation Reviewed by: _____

Type of Documentation: _____

Assessor's Tag: _____

Recording Deputy: _____

3. Total Value/Sales Price of Property:

Deduct Assumed Liens and/or Encumbrances \$57,006.00
 (Recording information on assumed amounts: Book/Instrument #: 1)

4. Transfer Tax Value per NRS 375.010, Section 2:

Real Property Transfer Tax Due: \$ 74.75

IF EXEMPTION CLAIMED:

- a. Transfer Tax Exemption, per NRS 375.090, Section: /NAC 375, Section:
- b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

The undersigned Seller (Grantor) / Buyer (Grantee), declare(s) and acknowledge(s) 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, 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 1/2 % per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: *Lori L. Bradford*
 Print Name: Lori L. Bradford, Trustee Officer
 Address: W.T. Capital Lender Services
 City: 16230 Monterey St Suite 204
 State: Morgan Hill, Ca 95037
 Telephone (optional): (408) 782-5123
 Capacity: Trustee

BUYER (GRANTEE) INFORMATION

Buyer Signature: *BankAmerica Housing Services*
 Print Name: BankAmerica Housing Services
 Address: 1900 W. University Dr. #101
 City: Tempe
 State: AZ 85281-3262
 Telephone (optional):
 Capacity: Beneficiary

Company Requesting Recording

Company Name: Lawyers Title of Nevada, Inc. Escrow Number:
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)