

RECORDING REQUESTED BY:
Nevada Mortgage Assistance Company, LLC

AND WHEN RECORDED MAIL TO:

Chase Manhattan Mortgage Corporation
10790 Rancho Bernardo Rd.
San Diego, CA 92127
ATTN: Lori Bitting

Forward Tax Statements to
the address given above

APN: 003-087-05

LOAN #: 12598157
T.S. NO.: 01-09-3890
INVESTOR #:
TITLE ORDER # LV-910813-TSG

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S DEED UPON SALE

A.P.N.: TRANSFER TAX:

The Grantee Herein Was The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was \$55,822.72
The Amount Paid By The Grantee Was \$55,910.52
Said Property is in The City of Caliente, County of Lincoln

Nevada Mortgage Assistance Company, LLC, 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

Citibank NA

(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:

SEE ATTACHED SCHEDULE A

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by Karen M. Davis as Trustor, dated April 27, 1999 of the Official Records in the office of the Recorder of Lincoln 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 4, 1999, instrument number 112701 (or Book 141, Page 415) 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.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 003-077-05
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'l/Ind'l
g) Agricultural h) Mobile Home
Other _____

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #: 117705
Book 161 Page: 527-529
Date of Recording: Feb. 19, 2002
Notes: _____

3. Total Value/Sales Price of Property \$ 55910.52
Deed in L. ou of Foreclosure Only (value of property) _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ 7280

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 Charlotte Frie Capacity Trustee
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: NEVADA MORTGAGE
Address: 522 S. VALLEY VIEW
City: LAS VEGAS
State: NV Zip: 89107

Print Name: CHASE
Address: 10780 RANCHO BERNARDO
City: SAN DIEGO
State: CA Zip: 92127

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

Print Name: FIRST AMERICAN Escrow # 910813
Address: _____
City: _____ State: _____ Zip: _____

TRUSTEE'S DEED UPON SALE

Trustee's Deed
LOAN #: 12598157
T.S. NO.: 01-09-3890
INVESTOR #:
TITLE ORDER # LV-910813-TSG

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 . Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being \$55,910.52 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, Nevada Mortgage Assistance Company, LLC as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date:

NEVADA MORTGAGEE ASSISTANCE COMPANY, LLC

By: 
Stephanie Cooper Christensen

State of Nevada) SS.
County of Lincoln)

On before me, the undersigned Laura Schnetzer Notary Public, personally appeared Stephanie Cooper Christensen 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  (Seal)
Laura Schnetzer



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City: LAS VEGAS
State: NV Zip: 89107

Print Name: CHASE
Address: 10780 RANCHO BERNARDO
City: SAN DIEGO
State: CA Zip: 92127

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

Print Name: FIRST AMERICAN Escrow # 910813
Address: _____
City: _____ State: _____ Zip: _____

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF NEVADA, COUNTY OF LINCOLN, AND IS DESCRIBED AS FOLLOWS:

ALL OF LOT FOUR (4) AND THE ADJOINING EASTERLY ONE HALF OF LOT FIVE (5) IN BLOCK THIRTY-THREE (33) IN THE CITY OF CLIENTE, AS SAID LOTS AND BLOCK ARE DELINEATED ON THE OFFICIAL PLAT OF SAID CITY NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY.

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NO. **117705**

FILED AND RECORDED AT THE REQUEST OF

FIRST AMERICAN TITLE

FEBRUARY 19, 2002

AT 20 MINUTES PAST 11 O'CLOCK

AM IN BOOK 161 OF OFFICIAL

RECORDS PAGE 527 LINCOLN

COUNTY, NEVADA.

LESLIE BOUCHER

COUNTY RECORDER

BY Debra Sevens DEPUTY

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