

003-131-04
RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY

TS # F-29739-NV-NF
Loan #: 0001142761
Investor #:
Order #: 1479964

RECORDING REQUESTED BY:
QUALITY LOAN SERVICE CORP.

AND WHEN RECORDED TO:
CitiFinancial Mortgage Company, Inc.
14415 S. 30th Street, Suite 100
Phoenix, AZ 85044

Forward Tax Statements to
the address given above
APN: 003-131-04

TRUSTEE'S DEED UPON SALE

A.P.N.: 003-131-04
TRANSFER TAX: \$997.50
The Grantee Herein WAS The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was \$76,047.86
The Amount Paid By The Grantee Was \$39,008.00
Said Property Is In The City Of CALIENTE, County of Lincoln

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ASSOCIATION ONLY

QUALITY LOAN SERVICE CORP., 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

CitiFinancial Mortgage Company, 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 Lincoln, State of Nevada, described as follows:

A PORTION OF THE SOUTHWEST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) AND THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SE1/4) OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, N.D.R. & M., DESCRIBED AS FOLLOWS: LOT 18 IN BLOCK A OF THE JAMES H. GOITTFREDSON ADDITION TO THE CITY OF CALIENTE, LINCOLN COUNTY, NEVADA, AS SHOWN ON THE MAP THEREOF RECORDED AUGUST 9, 1963 AS DOCUMENT NO. 4899, LINCOLN COUNTY, NEVADA RECORDS, EXCEPTING THEREFROM ALL COAL, OIL, GAS, AND OTHER MINERAL WITHIN OR UNDERLYING SAID LAND RESERVED IN DEED FROM LOS ANGELES AND SALT LAKE RAILROAD COMPANY, RECORDED APRIL 15, 1908 IN BOOK L-3 OF REAL ESTATES DEEDS, PAGE 138, LINCOLN COUNTY NEVADA RECORDS.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by EDWARD L. BOND AND LINDA N. BOND, HUSBAND AND WIFE AS JOINT TENANTS as Trustor, dated 12/11/1997 of the Official Records in the office of the Recorder of Lincoln, 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 1/7/1998, instrument number 110304 Book 132, Page 184 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 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

TRUSTEE'S DEED UPON SALE

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All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Breach 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 4/4/2003. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ 539,000.00, 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.

In witness thereof, QUALITY LOAN SERVICE CORP., as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 4/4/2003

QUALITY LOAN SERVICE CORP.

Susan Hurley
Susan Hurley, Trustee Sale Officer

State of California) ss
County of San Diego)

On 4/8/2003 before me, the undersigned, Debra Miller Notary Public, personally appeared Susan Hurley, Trustee Sale Officer 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 *Debra Miller* (Seal)
Debra Miller



FILED FOR RECORDING
AT THE REQUEST OF
First American Title
RPR 16 PM 4 26
LINCOLN COUNTY, NEVADA
FEE \$50.00
LESLIE BOUCHER
172 PAGE 144

119984

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 003-131-04
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/Ind'l
g) Agricultural h) Mobile Home
Other _____

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #: 119984
Book: 172 Page: 143, 144
Date of Recording: April No. 2008
Notes: _____

3. Total Value/Sales Price of Property

\$ 91,000.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: _____
Real Property Transfer Tax Due \$ 97.50

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.080, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 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 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: Susan Hurley Capacity: Trustee/Sole Officer
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Quality Lenses and more
Address: 219 Elm Street and more
City: St. Helena
State: CA Zip: 94701-3006

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Commercial Mtg. Co.
Address: 1111 S. 50th St
City: Phoenix
State: AZ Zip: 85044

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

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____