

120542

RECORDING REQUESTED BY:  
The Cooper Christensen Law Firm, LLP

AND WHEN RECORDED MAIL TO:  
Chase Manhattan Mortgage Corporation  
3415 Vision Drive  
Columbus, OH 43219  
ATTN: Christ Harney

Forward Tax Statements to  
the address given above

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2003 JUL 22 PM 12 51

LINCOLN COUNTY RECORDER  
LESLIE BOUCHER JR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOAN #: 1512317946  
T.S. NO.: 03-02-0700  
INVESTOR #:  
TITLE ORDER # 1607486

**TRUSTEE'S DEED UPON SALE**

A.P.N.: 004-132-12 TRANSFER TAX: \$ .00

The Grantee Herein Was / Was Not The Foreclosing Beneficiary.  
The Amount Of The Unpaid Debt was \$87,238.91  
The Amount Paid By The Grantee Was \$87,238.91  
Said Property Is In The City of Alamo, County of Lincoln

The Cooper Christensen Law Firm, LLP, 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

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Nominee for STERLING MORTGAGE COMPANY**

(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:

**LOT TWENTY-FIVE (25) OF ALAMO SOUTH SUBDIVISION TRACT NO. 1, UNIT NO. 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK A-1 OF PLATS, PAGE 124, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by Theresa M. Cummins as Trustor, dated June 25, 2001 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 June 29, 2001, instrument number 116561 (or Book 156, Page 217) 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.

TRUSTEE'S DEED UPON SALE

Trustee's Deed  
LOAN #: 1512317946  
T.S. NO.: 83-82-0700  
INVESTOR #:  
TITLE ORDER # 1607486

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 July 14, 2003. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being \$87,238.91, 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, The Cooper Christensen Law Firm, LLP as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: July 14, 2003

THE COOPER CHRISTENSEN LAW FIRM, LLP

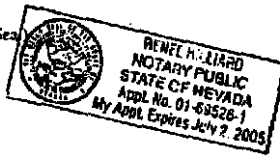
By: Shannon White  
Shannon White  
Trustee Sale Officer

State of Nevada ) SS.  
County of Clark )

On July 14, 2003 before me, the undersigned, Renee Hilliard, Notary Public, personally appeared Shannon White 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 Renee Hilliard (Seal)  
Renee Hilliard



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 004-132-12.  
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/Indl  
g)  Agricultural      h)  Mobile Home  
i)  Other

FOR RECORDERS OPTIONAL USE ONLY  
Document/Instrument #: 120542  
Book 175 Page 257, 358  
Date of Recording: July 22, 2003  
Notes:

3. Total Value/Sales Price of Property \$ 87,238.91  
Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due \$ 113.75

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 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 [Signature] Capacity Trustee Sale officer  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION (REQUIRED)      BUYER (GRANTEE) INFORMATION (REQUIRED)  
Print Name: Shannon White      Print Name: Chase Manhattan  
Address: The Cooper Christensen Law Firm, 11      Address: 3415 USCA Drive  
City: Las Vegas      City: Columbus  
State: NV      State: OH  
Zip: 89107      Zip: 43219

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)  
Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_