

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 APR 26 PM 2 28

LINCOLN COUNTY NV REC
FEE \$16.00 NRTT SEP
7995
LESLIE BOGARDEN LP

WHEN RECORDED MAIL TO :
Fairbanks Capital Corp.
338 S. Warminster Road
Hatboro, PA 19040-3430
Forward Tax Statements to :
Fairbanks Capital Corp.
338 S. Warminster Road
Hatboro, PA 19040-3430

APN: 003-172-04
NDSC File No. : 03-22530-fc-nv
Loan No. : 2057324176
Title Order No. : 2066674-Vo

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ ^{79.95} ~~81.90~~
The Grantee herein **WAS** the Beneficiary
The amount of the unpaid debt was **\$20,123.68**.
The amount paid by the Grantee was **\$20,123.68**.
The property is in the city of **CALIENTE**, County of **LINCOLN**, State of **NV**.

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCREDITED CREDITOR

National Default Servicing Corporation, an Arizona Corporation, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-1, Agreement dated 3/1/98

herein called Grantee, the following described real property situated in **LINCOLN** County, :

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed **FLOYD E. THOMAS, A WIDOW**, as Trustor, recorded on **01/28/98**, Instrument No. **110395 BK132 PG388** (or Book , Page) Official Records in the Office of the County Recorder of **LINCOLN** County, **NV**.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, and the recording, mailing, posting, and publication of the 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 **04/16/04** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid , which amount was **\$20,123.68**.

Dated : 4/20/04

National Default Servicing Corporation, an Arizona Corporation

By:

Danielle Henderson
DANIELLE HENDERSON, Trustee Sales Officer

LOT 11 IN ROWAN SUBDIVISION TO THE CITY OF CALIENTE, COUNTY OF LINCOLN, STATE OF NEVADA AS RECORDED MAY 19, 1959 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY IN BOOK A OF PLATS, PAGE 68, LINCOLN COUNTY, NEVADA RECORDS.

EXCEPTING AND RESERVING ALL MINERALS AND MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING WITH LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE OR REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE GRANTOR, ITS SUCCESSORS AND ANY MEANS OR METHODS SUITABLE TO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS AS RESERVED IN THE DEED FROM UNION PACIFIC RAILROAD COMPANY, RECORDED JUNE 20, 1951 IN BOOK "J-1" OF REAL ESTATE DEEDS, PAGE 121.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 003-172-04
 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'l/Ind'l
 g) Agricultural h) Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument #: 122195
 Book 185 Page: 397
 Date of Recording: April 26, 2004
 Notes: _____

3. Total Value/Sales Price of Property \$ 20,123.68
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 20,123.68
 Real Property Transfer Tax Due \$ 81.90 79.95

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 Danielle Henderson Capacity Trustee Sales Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Danielle Henderson
 Address: _____
 City: _____
 State: _____
**NATIONAL DEFAULT
 SERVICING CORP.
 P.O. BOX 36296
 PHOENIX, AZ 85067-6296**

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: FAIRBANKS CAPITAL CORP
 Address: 338 S WARMINSTER ROAD
 City: HATBORO PA 19040-3430
 State: _____

COMPANY/TITLE
 Print Name: First American Title
 Address: 180 Cassia Way # 502
 City: Henderson, NV 89014 State: _____

(Required if not seller or buyer)
 Escrow # 2066674-V0
 Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)