

122277

WHEN RECORDED MAIL TO:

**ARM FINANCIAL CORPORATION
P.O. BOX 85309
SAN DIEGO, CA 92186-5309**

MAIL TAX STATEMENTS TO:

**WASHINGTON MUTUAL BANK FA
8120 NATIONS WAY
BUILDING 100
JACKSONVILLE, FLORIDA 32256**

**RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY**

**FILED FOR RECORDING
AT THE REQUEST OF**

First American Title

2004 MAR 11 PM 4 34

**LINCOLN COUNTY RECORDED
FEE 150 DE 307.00 DEP TAD
LESLIE BLOCHER**

Space above this line for recorder's use only

Trustee Sale No. 03-03587 Loan No. 19880999 Title Order No. 2051594 - v3

TRUSTEE'S DEED UPON SALE

APN 003-091-12

The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$77,770.00
- 3) The amount paid by the grantee at the trustee sale was \$77,770.00
- 4) The documentary transfer tax is \$397.80
- 5) Said property is in CALIENTE

**RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY**

and ARM FINANCIAL CORPORATION (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to WASHINGTON MUTUAL BANK, FA (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of LINCOLN, State of Nevada, described as follows:

LOT 18 AS SHOWN ON THE AMENDED PLAT OF THE LINCOLN PARK ADDITION TO THE TOWN OF CALIENTE, FILED APRIL 28, 1945 AS DOCUMENT NO. 19694, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA

445 MCARTHUR CIRCLE, CALIENTE, NV 89008

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 09/29/98 and executed by ROBIN L. GILLIS, AS UNMARRIED WOMAN, as Trustor, and Recorded on 10/07/98 as Instrument 111702 in Book 137 at Page 454 of official records of LINCOLN County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a 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 the herein described property at public auction on 04/30/04. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$77,770.00 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

DATE: May 4, 2004

ARM FINANCIAL CORPORATION, as Trustee

Beverly K. Huber
BEVERLY K. HUBER, ASST. VICE PRESIDENT

Jamie Jeffers
JAMIE JEFFERS, ASSISTANT SECRETARY

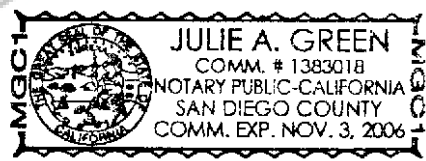
STATE OF California

COUNTY OF San Diego

On 5/4/04 before me, JULIE A. GREEN a Notary Public in and for said county, personally appeared BEVERLY K. HUBER, ASST. VICE PRESIDENT and JAMIE JEFFERS, ASST. SECRETARY 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.

Julie A. Green
Notary Public in and for said County and State



03-03587

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 003-091-12
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>122277</u>
Book	<u>186</u> Page: <u>167</u>
Date of Recording:	<u>May 11, 2004</u>
Notes:	

- 3. Total Value/Sales Price of Property \$ 77,770.00
- Deed in Lieu of Foreclosure Only (value of property) _____
- Transfer Tax Value: _____
- Real Property Transfer Tax Due \$ 304.20

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 <u>[Signature]</u>	Capacity <u>Asst. Secretary</u>
Signature _____	Capacity <u>ARFI Financial Corp.</u>

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: ARFI Financial Corp.
 Address: P.O. Box 85309
 City: San Diego
 State: CA Zip: 92186-5309

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Washington Mutual Bank, FA
 Address: 8120 Nations Way Bldg 100
 City: Jacksonville
 State: FL Zip: 32256-

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

Print Name: First American Title Escrow # 2051594-V0
 Address: 180 Cassia Way # 502
 City: Henderson, NV 89014 State: _____ Zip: _____

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