

RPTT: \$ 73.95
APN: 10-141-01, #10-142-01
10-143-01, #10-151-01
10-153-01, #10-152-01
10-154-01 # 10.144.01

FILE: H-219
ORDER NO. 19025771

RECORDING REQUESTED BY:
HOMEOWNER ASSOCIATION SERVICES, INC.
WHEN RECORDED, MAIL TO:
DAN AHLSTROM, TRUSTEE & ADMINISTRATOR
OF THE ESTATE OF JOSEPH CAMPAGNA
C/O CHRISTOPHER J. PHILLIPS, ESQ.
8367 W. FLAMINGO, SUITE 100
LAS VEGAS, NEVADA 89147
MAIL TAX STATEMENTS TO:
(SAME)

FILED FOR RECORDING
AT THE REQUEST OF

Cow County Title

2004 SEP 10 AM 10 40

LINCOLN COUNTY RECORDED
FEE 16.00 REPT 5.00 DEPTALS
LESLIE BOUCHER

Space above this line for recorder's use

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made July 29th, 2004 between
HOMEOWNER ASSOCIATION SERVICES, INC.

a Nevada Corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and

DAN AHLSTROM, Trustee of the LAFORTE TRUST, TRUSTEE OF THE JOSEPH CAMPAGNA, AND ADMINISTRATOR OF THE ESTATE OF JOSEPH CAMPAGNA (herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated October 5th, 2000, and recorded October 18, 2000, as file no. 115421, in Book 151 at Page 345, of Official Records in the Office of the County Recorder of Lincoln County, Nevada

GEORGE E. VERZANI

did grant and convey the property herein described to Cow County Title Co., a Nevada Corporation

upon the Trusts therein expressed, to secure, among other obligations, payment of that certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

WHEREAS, breach and default occurred under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default, to which reference is hereinafter made; and

WHEREAS, on November 6th, 2003 the owner of said note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of said Breach and Default and of Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded on November 13, 2003 in Book No. 168, as Document No. 119074, at Page 168 of Official Records in the Office of the County Recorder of said County; and

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WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and in compliance with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly therein and hereinafter described, said property being in the County of Lincoln, State of Nevada, and fixing the time and place of sale as July 29, 2004 at 1:30 o'clock P.M. at the Front Entrance of Land Title Services, located at 363 Erie Main Street, Tonopah, Nevada 89049.

and caused a copy of said Notice to be posted for twenty days successively in three public places in the City or Township of Pahranaagat where said property was to be sold; and said Trustee caused a copy of said Notice to be published once a week for three successive weeks before the date of sale in THE LINCOLN COUNTY RECORD, a newspaper of general circulation printed and published in the County in which said real property is situated, the first date of such publication being July 08, 2004; July 15, 2004; and July 22, 2004

WHEREAS, copies of said recorded Notice of Default and said Notice of Sale were mailed to all those who were entitled thereto in accordance with Section 107.090 of the Nevada Revised Statutes; and

WHEREAS, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

WHEREAS, at the time and place fixed as aforesaid Substituted Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$14,088.90, paid in lawful money of the United States of America by the satisfaction of the indebtedness then secured by the said Deed of Trust, pro tanto.

NOW THEREFORE, Trustee, in consideration of the premises recited and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, expressed or implied, all that certain property situated in the County of Lincoln, Nevada, described as follows:

That portion of Section 31; the East One-Half (E 1/2); Township 3 South, Range 55 East, M.D.B. &M. more particularly described as follows:

Lots 1 thru 32 inclusive in Block 1, Lots 1 thru 32 inclusive in Block 2, Lots 1 thru 32 inclusive in Block 3, Lots 1 thru 32 inclusive in Block 4, Lots 1 thru 32 inclusive in Block 5, Lots 1 thru 32 inclusive in Block 6, Lots 1 thru 32 inclusive in Block 7, Lots 1 thru 32 inclusive in Block 8 of Lincoln Estates Unit 5 as shown on the official Subdivision Map thereof recorded November 6, 1974 in the Office of the Lincoln County Recorder in Book A of Plats, page 109 as File No. 55273, Lincoln County, Nevada Records.

IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Certified Manager, thereunto duly authorized by resolution of its Board of Directors.

