

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$165,025.72 ✓
- 3) The amount paid by the grantee at the trustee sale was \$112,500.00 ✓
- 4) The documentary transfer tax is \$281.25 *146.25*
- 5) Said property is in UNINCORPORATED AREA -- A.P.N. 21-132-320

and ATI FORECLOSURE SERVICES, INC. (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 NORWEST MORTGAGE, INC. (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of DOUGLAS, State of Nevada, described as follows: BEING ALL OF LOT 15, OF IDLE ACRES SUBDIVISION AS SHOWN ON THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 5, 1960, IN BOOK 1 OF MAPS, DOCUMENT NO. 15812. ✓

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 7/6/93 and executed by DENNIS C. STRATTON AND PATTY STRATTON, HUSBAND AND WIFE as Trustor, and Recorded on 7/12/93, Instrument 312235, Book 0793, Page 1947 of Official Records of DOUGLAS 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. All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of Default and Election to Sell Under Deed of Trust and of the Notice of Trustee's Sale and the posting of copies of said 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 the herein described property at public auction on 9/16/98. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$112,500.00 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 9/16/98

ATI FORECLOSURE SERVICES, INC., FORMERLY KNOWN AS STAN SHAW CORPORATION

*Diann Thomas*  
DIANN THOMAS, ASSISTANT SECRETARY

*Donna Lane*  
DONNA LANE, ASSISTANT SECRETARY

State of California  
County of Riverside

On 9/16/98 before me, GINA L. JUHL, a Notary Public in and for said county, personally appeared DIANN THOMAS & DONNA LANE, personally known to me (or proved to me on the basis of satisfactory evidence) to be ther 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.

*Gina L. Juhl*  
Notary Public in and for said County and State



WHEN RECORDED MAIL TO:  
NORWEST MORTGAGE, INC.  
CLAIMS DEPT.-MS123957  
7495 NEW HORIZON WAY  
FREDERICK, MD 21703  
MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

REQUESTED BY  
Northern Nevada Title Company  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'98 OCT -9 P3:31

0451377 LINDA SLATER  
RECORDER