

TS # NV-12196  
Loan #: 0008098303  
Investor #: 33003  
Order #: 9944-BD

99051906

## TRUSTEE'S DEED UPON SALE

A.P.N.: 35-240-11

TRANSFER TAX: **\$\$135.20**

The Grantee Herein **WAS** The Foreclosing Beneficiary.

The Amount Of The Unpaid Debt was **\$121,865.50**

The Amount Paid By The Grantee Was **\$103,800.00**

Said Property Is In The City Of **GARDNERVILLE**, County of **Douglas**

**BUCKLEY & ASSOCIATES, INC.**, 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

**WESTERN SUNRISE AKA CROSSLAND MORTGAGE CORP. AKA FIRST SECURITY BANK**

(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 **Douglas**, State of Nevada, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **JEFFORY S. HILDERBRAND AND SANDRA HILDERBRAND, HUSBAND AND WIFE** as Trustor, dated **11/20/1997** of the Official Records in the office of the Recorder of **Douglas**, 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 **11/26/1997**, instrument number **0427297** Book **1197**, Page **5628** of Official records. Trustee having 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 return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Civil Code 107.050

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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 12/29/1999. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ \$103,800.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, BUCKLEY & ASSOCIATES, INC., as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

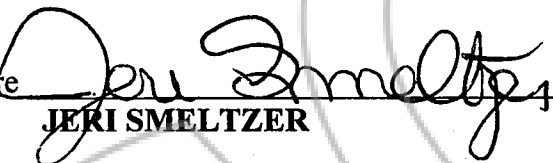
Date: 12/29/1999

BUCKLEY & ASSOCIATES, INC.

  
ARLENE C. BOWDITCH, ASST. VICE PRESIDENT

State of California } ss  
County of Orange }

On 12/30/1999 before me, the undersigned, JERI SMELTZER Notary Public, personally appeared ARLENE C. BOWDITCH 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  (Seal)  
JERI SMELTZER



RECORDING REQUESTED BY:  
BUCKLEY & ASSOCIATES, INC.

AND WHEN RECORDED TO:  
CROSSLAND MORTGAGE CORP  
3902 SOUTH STATE  
SALT LAKE CITY, UT 84107

Forward Tax Statements to  
the address given above

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NV-12196

**LEGAL DESCRIPTION**

Order No.: 99051906

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Parcel 2, of Parcel map recorded February 23, 1976, in Book 276, Page 744, Document No. 87375, and more particularly described as follows:

The West 1/2 of Parcel B, as set forth on the Parcel Map of a portion of the Southeast 1/4 of Section 22, Township 11 North, Range 21 East, M.D.B. & M., filed for record October 28, 1975, in Book 1075, Page 1100, Document No. 84094, Official Records of Douglas County, State of Nevada.

Together with a non-exclusive easement of right-of-way for ingress and egress across the North 25 feet of the South 1/2 of the Southeast 1/4 of the Southeast 1/4, and also the South 25 feet of the North 1/2 of the Southeast 1/4 of the Southeast 1/4, and also the East 50 feet of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4, all in Section 22, Township 11 North, Range 21 East, M.D.B. & M.

Together with a non-exclusive easement of right-of-way for ingress and egress over a strip of land 60 feet wide, from the Northwest corner to the Highway along the North boundary of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 11 North, Range 21 East, M.D.B. & M., more particularly described as follows:

Beginning at the Northwest corner of said Southwest 1/4 of the Southwest 1/4 of Section 23, which is located North 00°01' East, 1,287.40 feet from the Southwest corner of said Section 23; thence along the North boundary of said Southwest 1/4 of the Southwest 1/4, South 89°59' East 402.56 feet to the Westerly right-of-way line of U.S. Highway 395; thence along the highway South 28°22' East, 68.19 feet; thence North 89°59' West, 434.91 feet, 60 feet South of and parallel to the North boundary of the Section line; thence along the Section line North 00°01' East, 60 feet to the point of beginning.

APN 35-240-11

REQUESTED BY  
**STEWART TITLE OF DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2000 JAN -6 PM 3:21

LINDA SLATER  
RECORDER

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\$ <sup>9.00</sup> PAID *[Signature]* DEPUTY