

**RECORDING REQUESTED BY:**

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY

A.P.N. 1220-04-516-017

**AND WHEN RECORDED MAIL TO:**

2000-23557-742

CHASE MANHATTAN MORTGAGE CORPORATION  
3415 VISION DRIVE  
COLUMBUS OHIO 432196009  
ATTN: JOSEPH BRUN

454239

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**TRUSTEE'S DEED**

**DOCUMENTARY TRANSFER TAX**

MAIL STATEMENTS TO:  
SAME AS ABOVE

xxxxxx Computed on full value of Property Conveyed.  
Or Computed on full value less liens and or  
encumbrances remaining at time of sale.

TITLE TRUST DEED SERVICE COMPANY  
Declarant or Agent determining tax.

*Kelli J. Espinoza*  
KELLI J. ESPINOZA

The grantee WAS/WAS NOT the foreclosing beneficiary  
The amount of the unpaid debt WAS \$74,242.85  
The amount bid at sale WAS \$74,242.85

*Kelli J. Espinoza*  
KELLI J. ESPINOZA

For TITLE TRUST DEED SERVICE COMPANY, a California Corporation, as Declarant or Agent

AP No.: 25-420-25 AKA NKA 1220-04-516-017

TRANSFER TAX: \$ # 2

Client Ref.: 1573149517

TTD No.: 20000056531517

TITLE TRUST DEED SERVICE COMPANY as present Trustee under the Deed of Trust hereinafter  
particularly described, the First Party, hereby grants, without warranty to:  
FEDERAL NATIONAL MORTGAGE ASSOCIATION

DOUGLAS, State of NEVADA described as follows:  
the Second Party, all of the real property situated in the County of

UNIT NO. 25, OF EL DORADO VILLAGE UNIT NO. 1, AS SHOWN ON THE OFFICIAL MAP RECRDED IN THE  
OFFICE OF THE COUNTY RECORDER ON DECEMBER 14, 1973, IN BOOK 1273, PAGE 352, AS DOCUMENT NO.  
70678.

TOGETHER WITH A 1/46 INTEREST IN AND TO LOTS A, B, & C, DESIGNATED AS COMMON AREAS OF SAID  
SUBDIVISION.

This conveyance is made pursuant to the powers of sale conferred upon First Party by that certain Deed of Trust between  
STEVEN FOX, AN UNMARRIED MAN

as Trustor(s) to FIRST AMERICAN TITLE INS. CO. as Trustee, and  
CHASE MANHATTAN MORTGAGE CORPORATION

dated 04/18/1996, and recorded on 04/19/1996, as Instrument No. 385860, in Book 0496, Page  
3703, of Official Records in the Office of the County Recorder of DOUGLAS County, State of  
NEVADA, and after the fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance as follows:

0496003  
BK0700PG2814

TTD No.: 2000056531517  
Loan No.: 1573149517

(a) Default was made in the obligations for which such transfer in trust was given as security, and Notice of Default was recorded in the Office of the County Recorder of each county in which the property described in said Deed of Trust, or any part thereof, is situated; the nature of such default being fully described in the recorded Notice of Default, and such default still existed at the same time of sale.

(b) Not less than three months elapsed between the recordation of said Notice of Default and the posting and the first publication of the Notice of Sale of said property.

(c) The beneficiary made due and proper demand upon the said Trustee to sell said property pursuant to the terms of said Deed of Trust.

(d) Said Trustee gave notice of the time and place of the sale of said property in accordance with the laws of the State of NEVADA, and the terms of said Deed of Trust.

(e) All requirements of law regarding the mailing, publication and delivery of copies of the Notice of Default, and of all other notices, having been complied with.

(f) Said property was sold by said Trustee at public auction on 06/14/2000, in the said County of DOUGLAS, in which said property is situated, in full accordance with the laws of the State of NEVADA, and the terms of said Deed of Trust. Said Second Party being the highest bidder at such sale became the purchaser of said property and paid therefore to said Trustee, the amount bid being \$74,242.85, DOLLARS, in lawful money of the United States.

IN WITNESS WHEREOF, the said First Party has executed this conveyance on 06/14/2000

TITLE TRUST DEED SERVICE COMPANY

BY: [Signature]  
RICHARD SAKS, VICE PRESIDENT

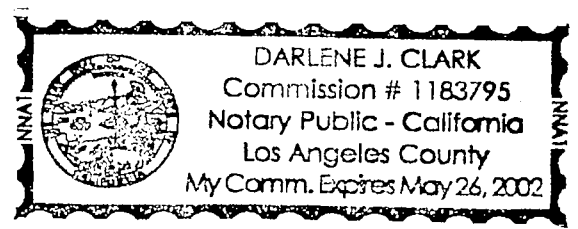
STATE OF CALIFORNIA )  
 ) SS.  
County of LOS ANGELES )

On 6/14/2000 before me, DARLENE J. CLARK personally  
appeared RICHARD SAKS

personally known to be (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 [Signature] (Seal)  
DARLENE J. CLARK



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TITLE TRUST DEED SERVICE COMPANY  
16633 Ventura Boulevard, Suite 1000  
Encino, California 91436  
Phone: (818) 986-8966 Fax: (818) 905-6209  
MAIL TAX STATEMENTS AS DIRECTED ABOVE

0496003

BK0700PG2815

COPY

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2000 JUL 20 AM 11:28

LINDA SLATER  
RECORDER

\$ 9<sup>00</sup> PAID kg DEPUTY

0496003

BK0700PG2816