

WHEN RECORDED MAIL TO :  
Western Title Company, Inc.  
1626 Hwy 395  
Minden NV 89423

FORECLOSURE NO. 83755-ICF  
R.P.P.T. \$33.80  
xx based on full value  
APN 1220-22-110-029

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on the 7 day of February, 2001, and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first part, and DANIEL J. McCRAW, an unmarried man, party of the second part, whose address is P.O. Box 9605, South Lake Tahoe CA 96158

WITNESSETH

WHEREAS, CRYSTAL COATES, an unmarried woman

executed a Promissory Note payable to the order of CAPITAL FINANCE, a California corporation

in the principal sum of \$11,998.94 and bearing interest, and as security for the payment of said Promissory Note, said CRYSTAL COATES, an unmarried woman, Trustor, executed a certain Deed of Trust to WESTERN TITLE COMPANY OF NEVADA, INC., a Nevada corporation, as original Trustee for CAPITAL FINANCE, a California corporation as Beneficiary, which Deed of Trust was dated January 19, 2000, and was recorded on February 28, 2000, in book 0200, page 4306, document no.0487005, of official records of Douglas county, Nevada; and

WHEREAS, breach of obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the balance of the installment of principal and interest due on **September 1, 2000** and in the failure to pay each payment of principal and interest that thereafter became due together with attorney's fees, foreclosure fees and costs: and

WHEREAS, CAPITAL FINANCE, a California corporation

executed and acknowledged a Notice of Default and Election to Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election to Sell recorded on October 16<sup>th</sup>, 2000, in book 1000, page 2733, as document no. 0501444, of official records of Douglas county, Nevada; and

WHEREAS, on October 18, 2000, a copy of said Notice of Default and Election to Sell was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, by direction of the Beneficiary herein, said WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would be on the 7th day of February, 2001, as the hour of 11:00 o'clock am sell at the location of Douglas County Administration Bldg, 1616 Eighth Street, Minden, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the Promissory Note secured by it; that said Notice of Sale was published in The Record Courier, Gardnerville, Nevada, in its issues dated

January 20, 2001, January 27, 2001 & February 3, 2001

and said Notice of Sale was posted in (3) three public places in **Douglas** County namely, at the lobby of the Douglas County Clerk, Minden, Nevada, at the entrance of the Douglas County Courthouse, Minden, Nevada, and at the entrance of the Douglas County Administration Bldg, Minden, Nevada, on

January 16, 2001

WHEREAS, on the 16th day of January, 2001, a copy of said Notice of Sale was mailed by registered mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of \$ **26,000.00**, for said property, and said sum was highest and best bid therefore;

NOW THEREFORE; for and in consideration of said sum of \$ **26,000.00**, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the party of the second part, and to

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its successors and assigns forever, all that certain real property situate in the County of Douglas state of Nevada, that is described as follows:

770 Long Valley Road, Gardnerville NV 89410

APN 1220-22-110-29

Lot 52, as shown by map of GARDNERVILLE RANCHOS UNIT NO. 5, recorded in the office of the Douglas County Recorder on November 4, 1970, in Book 80, Page 675, as Document No. 50056

TOGETHER WITH, the improvements thereon, and all other singular the tenements hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainders, rents, issues and profits thereof.


TO HAVE AND TO HOLD, the said remises, together the appurtenances, unto the said party of the second part, and to its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

Dated:

STATE OF NEVADA

WESTERN TITLE COMPANY, INC.

  
DAVE ROBINSON  
Senior Vice President


County of, DOUGLAS )  
on Feb 8 2001 ) SS.

This instrument was acknowledged before me

by DAVE ROBINSON, as SENIOR VICE PRESIDENT of/for WESTERN TITLE COMPANY, INC., a Nevada corporation

MAIL TAX STATEMENT TO:  
SAME AS ABOVE

.....  
FOR RECORDER'S USE

  
Notary Public



REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2001 FEB -8 PM 12: 14

LINDA SLATER  
RECORDER

\$ PAID  DEPUTY

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