

TS # NY-16165

Loan #: 2958985

Investor #:

Order #: 00370475

000501877

## TRUSTEE'S DEED UPON SALE

A.P.N.: 1220-22-310-136

TRANSFER TAX: \$\$175.50

The Grantee Herein WAS The Foreclosing Beneficiary.

The Amount Of The Unpaid Debt was \$138,491.80

The Amount Paid By The Grantee Was \$135,000.00

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

**WELLS FARGO HOME MORTGAGE, INC., SUCCESSOR BY MERGER TO CROSSLAND MORTGAGE CORP.**

(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:

Lot 679, as shown on the Map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **LARRY LEONARD AND LINDA K. LEONARD, HUSBAND AND WIFE** as Trustor, dated 5/30/97 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 6/4/97, instrument number 0414257 Book 0697, Page 0931-936 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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**TRUSTEE'S DEED UPON SALE**


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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 1/31/2001. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ **\$135,000.00**, 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 nameto be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws


Date: 1/31/2001

BUCKLEY & ASSOCIATES, INC.

  
ARLENE C. BOWDITCH, Asst. Vice President

State of California } ss  
County of Orange }

On 2/1/2001 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)  
JERISMELTZER



RECORDING REQUESTED BY:  
BUCKLEY & ASSOCIATES, INC.


AND WHEN RECORDED TO:  
WELLS FARGO HOME MORTGAGE(CROSSLAND TRANSFERS)  
5024 PARKWAY PLAZA BLVD., BLDG 7  
CHARLOTTE, NC 28217

Forward Tax Statements to  
the address given above

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

2001 FEB 14 PM 3: 33

LINDA SLATER  
RECORDER

\$ <sup>8.00</sup> PAID  DEPUTY

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