

TS # NV-13444
Loan #: 141892-0
Investor #:
Order #: B-99221-D
99-37-0221
99052740

TRUSTEE'S DEED UPON SALE

A.P.N.: 19-290-28
TRANSFER TAX: \$453.70 05
The Grantee Herein WAS The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was \$348,211.79
The Amount Paid By The Grantee Was \$348,211.79
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

BENEFICIAL MORTGAGE COMPANY OF NEVADA

(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 **RICHARD A. WETZELL AND DIANE M. WETZELL, HUSBAND AND WIFE AS JOINT TENANTS** as Trustor, dated 6/13/94 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 6/17/94, instrument number 339918 Book 0694, Page 3117 **AND RE-RECORDED 10/7/97 AS INSTRUMENT NO.0423417 IN BOOK 1097 PAGE 1202** 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

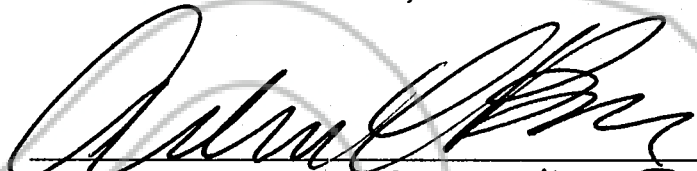
TS#: NV-13444
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All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of 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 4/18/2001. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ \$348,211.79, 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: 4/18/2001

BUCKLEY & ASSOCIATES, INC.


ARLENE C. BOWDITCH, Asst Vice President

State of California } ss
County of Orange }

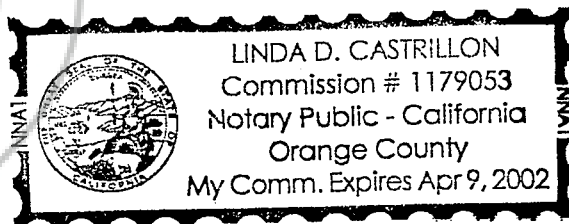
On 4/18/2001 before me, the undersigned, LINDA D. CASTRILLON Notary Public, personally appeared ARLENE C. BOWDITCH personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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)
LINDA D. CASTRILLON

RECORDING REQUESTED BY:
BUCKLEY & ASSOCIATES, INC.

AND WHEN RECORDED TO:
HOUSEHOLD FINANCIAL SERVICES-FLORIDA
636 GRAND REGENCY BLVD.
BRANDON, FL 33510

Forward Tax Statements to
the address given above



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Exhibit "A"
LEGAL DESCRIPTION

TS# NV-13444

Order No.: 99052740

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

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL NO. 1:

A parcel of land located in the Northwest 1/4 of Section 26, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 26, proceed South $76^{\circ}07'33''$ East, a distance of 2,050.43 feet, to a point on the Westerly boundary of Foothill Road; thence South $71^{\circ}03'48''$ West, a distance of 693.16 feet, along the Northerly boundary of a twenty-five foot wide easement for access and utilities, to a point; thence South, a distance of 343.38 feet, along the Westerly boundary of a twenty-five foot wide easement for access and utilities, to the True Point of Beginning, which is the Northwest corner of the parcel; thence North $73^{\circ}11'22''$ East, a distance of 533.61 feet, to the Northeast corner of the parcel; thence South $26^{\circ}18'24''$ East, a distance of 347.48 feet, to the Southeast corner of the parcel; thence South $71^{\circ}23'50''$ West, a distance of 701.45 feet, to the Southwest corner of the parcel; thence North, a distance of 380.93 feet to the POINT OF BEGINNING.

Said land more fully shown as Parcel No. 2 on that certain Parcel Map recorded in the office of the County Recorder of Douglas County, Nevada, on June 3, 1976, as Document No. 00807, Official Records.

PARCEL NO. 2:

TOGETHER WITH a non-exclusive easement for roads, 25 feet in width adjacent to and Southerly of the Northerly boundary line and also adjacent to and Easterly of the Westerly boundary line of Parcel No. 1, as shown on that certain Parcel Map recorded in the Office of the County Recorder of Douglas County, Nevada, on June 3, 1976, as Document No. 00807, Official Records.

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LEGAL DESCRIPTION - continued
Order No.:99052740

PARCEL NO. 3:

ALSO FURTHER TOGETHER WITH a private easement for access, road and utility purposes, 25 feet in width, extending from Foothill Road, South 71°03'48" West, a distance of 315.92 feet, lying adjacent to and Southerly of the Northerly boundary line of Parcel No. 1, as shown on that certain Amended Parcel Map recorded in the office of the County Recorder of Douglas County, Nevada, on January 22, 1976, as Document No. 86828, Official Records.

A.P.N. 19-290-28

COPY

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

2001 MAY 10 PM 3: 39

LINDA SLATER
RECORDER

\$10⁰⁰ PAID *KD* DEPUTY

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