

15
TS # 0114001569
Loan #: 0077909

TRUSTEE'S DEED UPON SALE

A.P.N.: 1220-21-810-176 ⁸⁰

TRANSFER TAX: \$ 150

The Grantee Herein **WAS NOT** The Foreclosing Beneficiary.

The Amount Of The Unpaid Debt was **\$77,447.32**

The Amount Paid By The Grantee Was **\$116,000.00**

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

KLH FORECLOSURE TRUSTEE SERVICES, 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

JOHNIE THOMAS AND SHEILA THOMAS, AS JOINT TENANTS AND DAN EVANS, A SINGLE MAN

(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 343, 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 **MARTIN E. LOUCH AND ANNETTE M. LOUCH, HUSBAND AND WIFE AS JOINT TENANTS** as Trustor, dated **6/20/1997** 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 **7/16/1997**, instrument number **0417288 Book 0797, Page 2652** 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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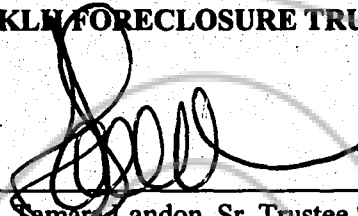
Loan #: 0077909

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 3/20/2002. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$116,000.00, 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, KLH FORECLOSURE TRUSTEE SERVICES, 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: 3/20/2002

KLH FORECLOSURE TRUSTEE SERVICES, INC.

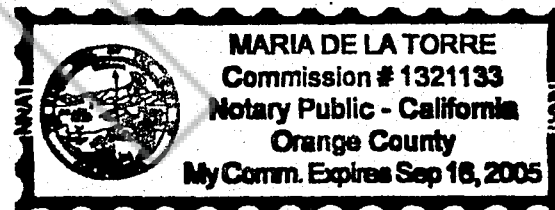


Tamara Landon, Sr. Trustee Sale Officer

State of California } ss
County of Orange }

On 3/26/2002 before me, the undersigned,, MARIA DE LA TORRE Notary Public, personally appeared TAMARA LANDON 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 Maria De La Torre (Seal)
MARIA DE LA TORRE



RECORDING REQUESTED BY:

AND WHEN RECORDED TO:

Johnie Thomas
Sheila Thomas
Dan Evans
1616 Hiway 395, North
Mouden NV 89423

Forward Tax Statements to
the address given above

REQUESTED BY
Evans Thomas
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 APR -1 PM 12: 57

LINDA SLATER
RECORDER

\$15⁰⁰ PAID KE DEPUTY

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