

APN - 1318-10-417-030

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

RICHARD G. JOHNSON  
P.O. BOX 3562  
CARSON CITY NEVADA 89702  
ATTN:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**TRUSTEE'S DEED**

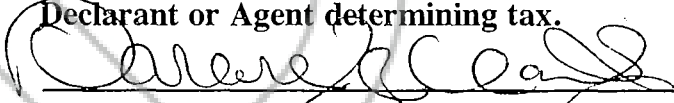
DOCUMENTARY TRANSFER TAX

\$422.50

MAIL STATEMENTS TO:  
SAME AS ABOVE

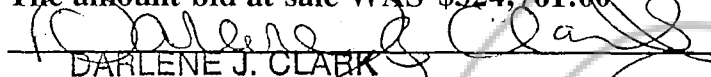
xxxxxx Computed on full value of Property Conveyed.  
Or Computed on full value less liens and or  
encumbrances remaining at time of sale.

TITLE TRUST DEED SERVICE COMPANY  
Declarant or Agent determining tax.



DARLENE J. CLARK

The grantee WAS/WAS NOT the foreclosing beneficiary  
The amount of the unpaid debt WAS \$320,992.76  
The amount bid at sale WAS \$324,761.00

  
DARLENE J. CLARK

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

AP No.: 05-181-040

TRANSFER TAX: \$

Client Ref.: 5829885

TTD No.: 20020024438881

TITLE TRUST DEED SERVICE COMPANY as present Trustee under the Deed of Trust hereinafter particularly described, the First Party, hereby grants, without warranty to: RICHARD G. JOHNSON, A MARRIED MAN, AND TIMOTHY LEE ANACLERIO, TRUSTEE OF THE ANACLERIO DATED MARCH 4, 2002, AS TENANTS IN COMMON the Second Party, all of the real property situated in the County of DOUGLAS, State of Nevada described as follows: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

This conveyance is made pursuant to the powers of sale conferred upon First Party by that certain Deed of Trust between ANTHONY ELIAS, AND JOAN M. ELIAS, HUSBAND AND WIFE AS JOINT TENANTS

as Trustor(s) to UNITED TITLE OF NEVADA  
WELLS FARGO HOME MORTGAGE, INC.

as Trustee, and

dated 11/06/2000, and recorded on 11/14/2000, as Instrument No. 0503262, in Book 1100, Page 2504, 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:

TTDNV43TP - 03/00

0550740 (550740)  
BK 0802 PG 09721

TTD No.: 20020024438881

Loan No.: 5829885

(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 08/21/2002, in the said County of DOUGLAS, in which said property is situated, in full accordance with the laws of the State of California, 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 \$324,761.00, DOLLARS, in lawful money of the United States.

IN WITNESS WHEREOF, the said First Party has executed this conveyance on 08/27/2002

TITLE TRUST DEED SERVICE COMPANY

BY: *Hannah M. Stillman*  
HANNAH M. STILLMAN, VICE PRESIDENT

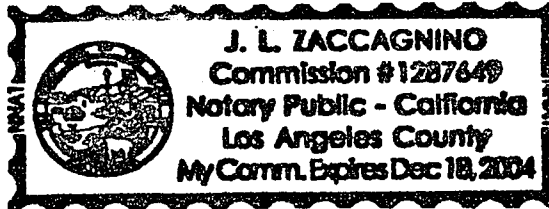
STATE OF CALIFORNIA )  
 ) SS.  
County of LOS ANGELES )

On 8-27-2002 before me, J.L. ZACCAGNINO personally appeared HANNAH M. STILLMAN, VICE PRESIDENT

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 *J.L. Zaccagnino* (Seal)  
J.L. ZACCAGNINO



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TITLE TRUST DEED SERVICE COMPANY  
26679 West Agoura Road Suite 225  
Calabasas, CA 91302  
Phone: (818) 871-1900 Fax: (818) 871-1901

0550740

MAIL TAX STATEMENTS AS DIRECTED ABOVE

BK 0802 PG 09722

Client Loan # 5829885  
TTD # 20020024438881

**EXHIBIT "A"**

PARCEL 1:

LOT 4, BLOCK 3, AS SHOWN ON THE MAP OF ZEPHYR HEIGHTS SUBDIVISION, FILED FOR RECORD ON JULY 5, 1947 IN BOOK 1 OF MAPS AS DOCUMENT NO. 5160, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL 2:

TOGETHER WITH AN EASEMENT FOR EGRESS AND ACCESS OVER AND ACROSS ALL THAT PORTION OF LOT 5, BLOCK 3, ZEPHYR HEIGHTS SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 5 WHICH BEARS NORTH 20 42' 33" EAST 67.00 FEET; THENCE SOUTH 63 30' 17" EAST 20.91 FEET; THENCE SOUTH 00 57' 35" WEST 30.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 45 45' 00" ; THENCE ALONG SAID CURVE AN ARC LENGTH OF 19.96 FEET; THENCE SOUTH 80 45' 35" WEST 34.50 FEET TO THE POINT OF BEGINNING.

*This legal description was previously recorded  
at document no. 467086, Book 499,  
page 7061 on 4/30/99*



REQUESTED BY  
*Timothy Anacterio*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 AUG 28 PM 3: 05

LINDA SLATER  
RECORDER

\$16<sup>00</sup> PAID *AS* DEPUTY

0550740

BK0802PG09723