

WHEN RECORDED MAIL TO:

**TIMOTHY LEE ANACLERIO,
TRUSTEE OF THE ANACLERIO
TRUST DATED MARCH 4 2002
1520 US 395 N.
GARDNERVILLE, NV 89410**

MAIL TAX STATEMENTS TO:

SAME AS ABOVE



Space above this line for recorder's use only

Trustee Sale No. 02-02261 Loan No. 8009623680 Title Order No. 1173631

TRUSTEE'S DEED UPON SALE

APN 1420-07-705-021

The undersigned grantor declares:

- 1) The Grantee herein was not the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$138,404.98
- 3) The amount paid by the grantee at the trustee sale was ~~\$119,498.17~~ 185,500 
- 4) The documentary transfer tax is ~~\$204.50~~ 241.15 
- 5) Said property is in CARSON CITY

and ARM FINANCIAL CORPORATION (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to TIMOTHY LEE ANACLERIO, TRUSTEE OF THE ANACLERIO TRUST DATED MARCH 4 2002 (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of DOUGLAS, State of NEVADA, described as follows:

AS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

970 SUNVIEW DRIVE, CARSON CITY, NV 89705

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 12/22/1995 and executed by DENNIS D. BERGEY AND MARIE BERGEY, HUSBAND AND WIFE, as Trustor, and Recorded on 12/27/1995 as Instrument 377643 in Book 1295 at Page 4159 of official records of DOUGLAS County, NEVADA, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

0562449

BK1202PG13808

T.S. #: 02-02261
LOAN #: 8009623680
ORDER #: 1173631

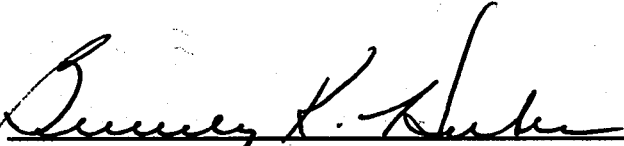
Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

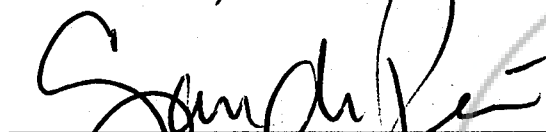
Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 12/11/2002. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$119,498.17 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

DATE: December 16, 2002

ARM FINANCIAL CORPORATION, as Trustee



BEVERLY K. HUBER, ASST. VICE PRESIDENT




SANDRA PENA, ASSISTANT SECRETARY

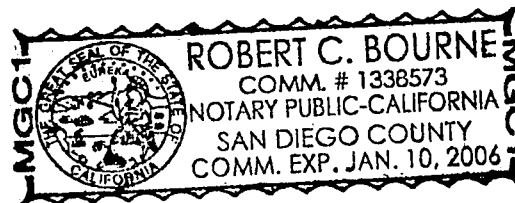
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On December 16, 2002 before me, ROBERT C. BOURNE, a Notary Public in and for said county, personally appeared BEVERLY K. HUBER, ASST. VICE PRESIDENT and SANDRA PENA, ASSISTANT SECRETARY 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.



Notary Public in and for said County and State



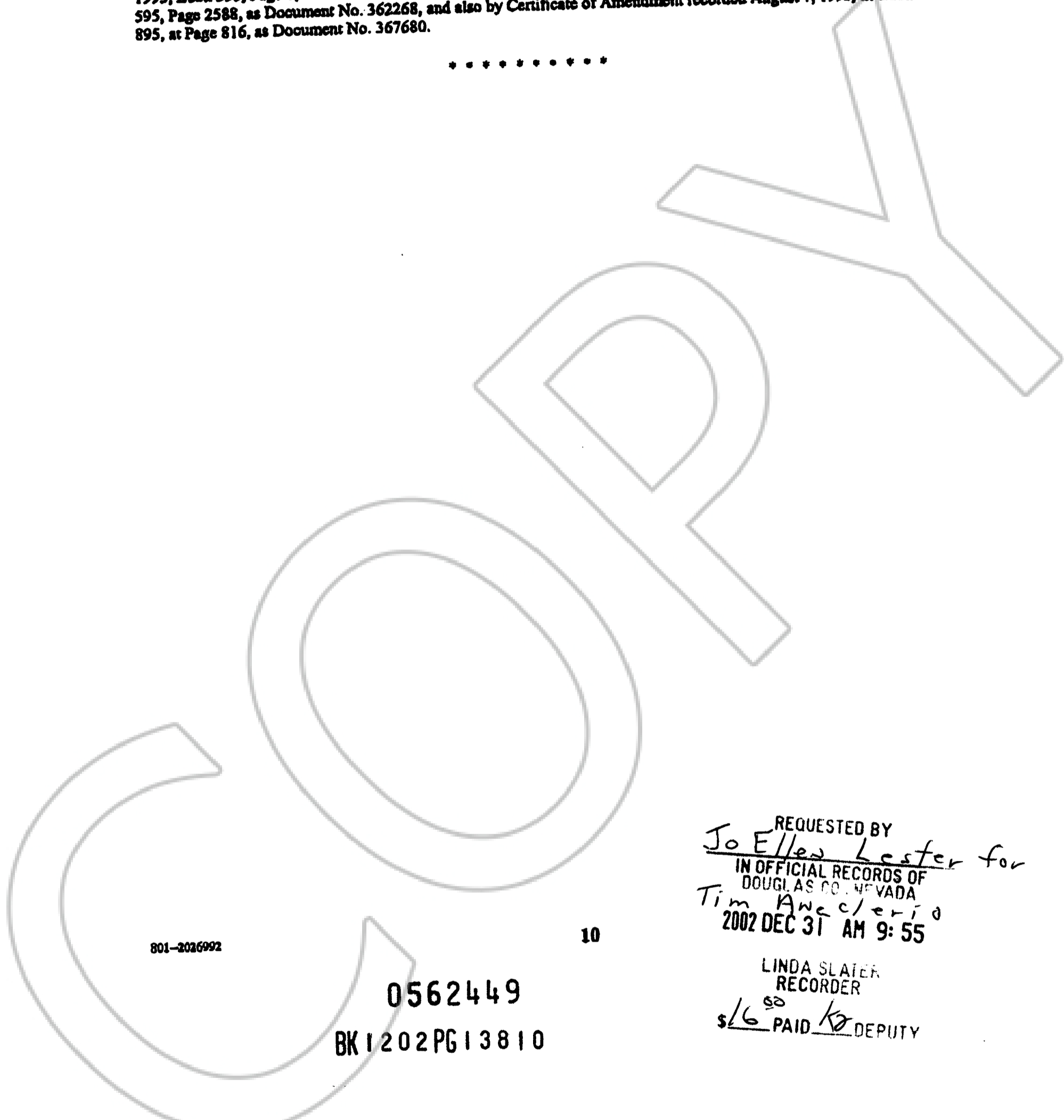
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The land referred to in this guarantee is situated in the State of Nevada, County of DOUGLAS, and is described as follows:

Lot 1, in Block S, as set forth on the Final Map of SUNRIDGE HEIGHTS PHASE 6A & 8A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 1, 1995, Book 595, Page 1, as Document No. 361213 and by Certificate of Amendment recorded May 17, 1995, Book 595, Page 2588, as Document No. 362268, and also by Certificate of Amendment recorded August 7, 1995, in Book 895, at Page 816, as Document No. 367680.

* * * * *



801-2026992

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0562449
BK 1202 PG 13810

REQUESTED BY
Jo Ellen Lester for
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
Tim Aweclerio
2002 DEC 31 AM 9:55

LINDA SLATER
RECORDER
\$16⁵⁰ PAID *kg* DEPUTY