

APN: 1420-07-617-032

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Abby Lippincott
James J. Richter
1666 Sunshine Road
Mindon, NV 89423

REQUESTED BY
Abby Lippincott
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 JUL 16 AM 10:39

WERNER CHRISTEN
RECORDER

\$15.00 PAID *ea* DEPUTY

Forward Tax Statements to
the address given above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOAN #: 4200622504
T.S. NO.: 02-11-0362
TITLE ORDER # 801-2044295

TRUSTEE'S DEED UPON SALE

A.P.N.: 1420-07-617-032 TRANSFER TAX: \$ 162.50

The Grantee Herein **Was Not** The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was \$89,931.49
The Amount Paid By The Grantee Was \$125,000.00
Said Property Is In The City of Carson City, County of Douglas

Nevada Mortgagee Assistance Company, LLC, 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

JAMES J. RICHTER, an unmarried man and ABBY LIPPINCOTT, a single woman as joint tenants with rights of survivorship

(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 17, OF HIGHLAND ESTATES UNIT NO. 1, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JULY 26, 1977, IN BOOK 777, PAGE 1278, AS FILE NO. 55769.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by Chad Travis Terry and Jimmy Paul Jones and Alice Naomi Jones as Trustor, dated February 28, 1995 of the Official Records in the office of the Recorder of Douglas County, 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 March 3, 1995, instrument number 357226 (or Book 0395, Page 0293) of Official records. The Trustee has 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 mail, postage pre-paid, to each person entitled to notice in compliance with Nevada Civil Code 107.050.

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BK 0703 PG 06934

TRUSTEE'S DEED UPON SALE

Trustee's Deed

LOAN #: **4200622504**
T.S. NO.: **02-11-0362**
TITLE ORDER # **801-2044295**

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 **June 26, 2003**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$125,000.00**, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Nevada Mortgage Assistance Company, LLC as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: **June 26, 2003**

NEVADA MORTGAGEE ASSISTANCE COMPANY, LLC

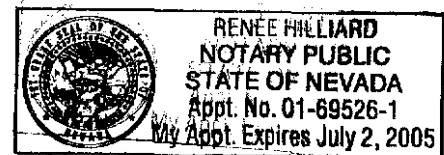
By: *Maria Torres*
Maria Torres
Trustee Sale Officer

State of Nevada } SS.
County of Clark }

On June 26, 2003 before me, the undersigned, Renee Hilliard, Notary Public, personally appeared Maria Torres 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 *Renee Hilliard* (Seal)
Renee Hilliard



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