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REQUESTED BY
Arthur Waller
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 NOV -7 PM 4: 31

WERNER CHRISTEN
RECORDER

\$15⁰⁰ PAID g DEPUTY

WHEN RECORDED MAIL TO:

✓ Arthur F. Waller
913 Columbia Court
Gardnerville, NV 89460
MAIL TAX STATEMENTS TO:
Same

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE ORDER NO. 1272315

T.S. NO. 02-18672-NV

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The grantee herein **WAS NOT** the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was: **\$135,605.05**
- 3) The amount paid by the grantee at the trustee sale was: **\$136,606.05**
- 4) The documentary transfer tax is: ~~\$698.70~~ **\$530.40**
- 5) Said property is in: **the County of DOUGLAS**

APN NO. 1220-15-410-057

and **PREMIER TRUST DEED SERVICES INC.**, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied to

ARTHUR F. WALLER , AN UNMARRIED MAN

(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, and described as follows:

LOT 16, IN BLOCK M, AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP OF GARDENVILLE RANCHOS UNIT NO.4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 10, 1967, IN MAP BOOK 1, PAGE 055, FILING NO. 35914

The street address and other common designation, if any, of the real property described above is purported to be: **1450 LANGLEY DR, GARDNERVILLE, NV, 89410**

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **05/25/2001**, executed by **GEORGE PHILLIPS AND SHEILA PHILLIPS, HUSBAND AND WIFE AS JOINT TENANTS**, as trustor, to secure certain obligations in favor of **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION**, as beneficiary, recorded **05/30/2001** as instrument number **0515431** in Book **0501**, on Page **9342**, Official Records in the Office of the Recorder of **Douglas** County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

0596250

BK 1103 PG 03788

TS No.: 02-18672-NV

Borrower:

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.

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 Sale have been complied with.

Said property was sold by said Trustee at public auction on 10/22/2003 at the place named in the Notice of Sale, in the County of DOUGLAS, Nevada, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being \$136,606.05 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: November 3, 2003

PREMIER TRUST DEED SERVICES, INC., A CALIFORNIA CORPORATION

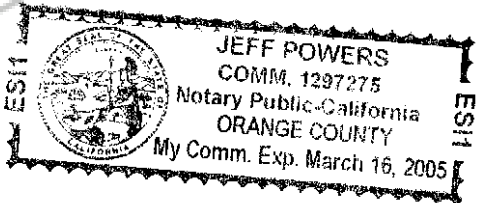
BY: Michele Timmerman
Michele Timmerman, Asst. Secretary

State of California)
County of Orange)

On November 3, 2003 before me, the undersigned Notary Public, appeared Michele Timmerman 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 and 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: [Signature]
Notary Public in and for said county and state



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