

888 W 2nd
Suite 305
Reno NV
89503

R.P.T.T. \$ 34.10

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 5th day of January, 1981, between GREGORY D. CORN, Trustee, as duly appointed Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and JAMES H. KELLER, Trustee, (herein called GRANTEE),

W I T N E S S E T H :

WHEREAS, by Deed of Trust dated January 10, 1980, and recorded January 16, 1980, as Document 60625, of Official Records in the office of the County Recorder of Douglas County, Nevada, NORMAN H. HANSEN and CHARMAINE M. HANSEN, his wife, did grant and convey the property herein described to said Trustee upon the Trusts therein expressed, to secure, among other obligations, payment of a certain Promissory Note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

WHEREAS, breach and default occurred under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell under Deed of Trust, to which reference is hereinafter made; and

WHEREAS, on July 29, 1980, the Owner of said Note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of Default and Election to Sell under Deed of Trust, causing said Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded August 11, 1980, as Document No. 47342 of Official Records, in the Office of the Recorder of said Douglas County; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and in compliance with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly therein and hereinafter described, said property being in the County of Douglas, State of Nevada, and fixing the time and place of sale as January 5, 1981, at 11:00 a.m., at the office of Trustee, 888 West Second Street, Suite 310, Reno, Nevada 89503, and caused a copy of said Notice to be posted for not less than twenty (20) days before the date of said sale therein fixed, in three public places in Douglas County by the Douglas County Sheriff's Department, where said property was to be sold; as well as in three public places in Washoe County, and said Trustee caused a copy of said Notice to be published once a week for three successive weeks before the date of sale in the RECORD COURIER, as well as the RENO EVENING GAZETTE, newspapers of general circulation printed and published in Douglas County in which said real property is situated, and also in Washoe County, the first date of such publication being December 18, 1980, in the RECORD COURIER and December 11, 1980, in the RENO EVENING GAZETTE, and

GREGORY D. CORN
CHARTERED
COUNSELOR AT LAW
888 WEST SECOND STREET
P. O. BOX 2886
RENO, NEVADA 89505
(702) 786-2900

52472
BOOK 181 PAGE 544

WHEREAS, copies of said recorded Notice of Default and Election to Sell under Deed of Trust and said Notice of Trustee's Sale were mailed to all those who were entitled thereto in accordance with Section 107.090 of the Nevada Revised Statutes; and

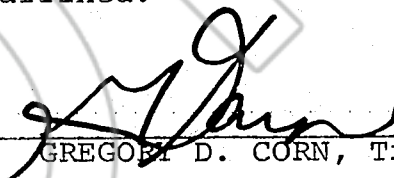
WHEREAS, all applicable provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

WHEREAS, at the time and place fixed as aforesaid, Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$ 30,604.80 paid in lawful money of the United States of America by the satisfaction of the indebtedness then secured by said Deed of Trust, pro tanto.

NOW, THEREFORE, Trustee, in consideration of the premises recited and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, express or implied, all that certain property situate in the County of Douglas, State of Nevada, that is described as follows:

Lot 10, as shown on the Map of the Kingsbury Acres Unit No. 3, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 5, 1965, as Document No. 27587.

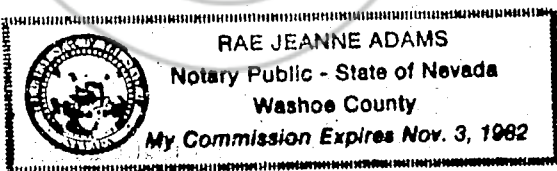
IN WITNESS WHEREOF, said Trustee has this day caused his seal to be hereunto affixed.

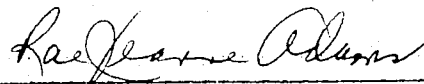


GREGORY D. CORN, Trustee

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

On this 5th day of January, 1981, personally appeared before me, a Notary Public, GREGORY D. CORN, Trustee, who acknowledged that he executed the above instrument.





NOTARY PUBLIC

COPY

REQUESTED BY
James V. Keller

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

\$ 5.00 fee

1981 JAN 12 PM 12:34

MARIE A. RADEL
RECORDER

Carol E. Hart 52472

Rep. JUN 1981 ME 303