

TRUSTEE'S DEED

1 THIS INDENTURE, made this 7th day of January, 1981 between South Tahoe
2 Investment, a Nevada Corporation, as the duly appointed Trustee under the
3 hereinafter described Deed of Trust, hereafter referred to as "Trustee", and
4 TAHOE SAVINGS AND LOAN ASSOCIATION, a California corporation, hereinafter
5 referred to as "GRANTEE". *P.O. Box AD So. Lake Tahoe - CA*
6 *95705*

7 W I T N E S S E T H

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9 WHEREAS, by deed of Trust dated August 10, 1979, and recorded a Document
10 No. 35514, in Book 879, Page 897, Official Records of Douglas County, Nevada,
11 JAMES W. BRULEY and JANET C. BRULEY, husband and wife, as Joint Tenants, did
12 grant and convey the property herein described to Trustee upon the Trusts
13 therein stated, to secure, among other obligations, the payment of a certain
14 Promissory Note, together with the interest thereon, according to the terms
15 thereof; and

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17 WHEREAS, breach and default occurred under the terms of said Deed of Trust
18 in the particulars as set forth in the notice of Default, to which referenced
19 is hereinafter made; and

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21 WHEREAS, on June 17, 1980, the owner of said Note and Deed of Trust,
22 Tahoe Savings and Loan Association, caused a Notice of Default and Election
23 to Sell Under Deed of Trust to cause Trustee to sell said property to satisfy
24 the obligation secured by said Deed of Trust to be recorded in Book 680, Page
25 1408, Document No. 45380, Official Records of Douglas County, Nevada; and

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27 WHEREAS, copies of said recorded Notice of Default and Election to Sell
28 Under Deed of Trust were mailed to all those who were entitled thereto in
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1 accordance with Section 107.090 of the Nevada Revised Statutes; and

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3 WHEREAS, in consequence of said declaration of default and demand for
4 sale and in compliance with the terms of said Deed of Trust, Trustee executed
5 its Notice of Trustee's Sale stating that said Trustee by virtue of the
6 Authority conferred upon it would sell at public auction to the highest bidder
7 for cash, in lawful money of the United States of America, the property
8 particularly therein and hereinafter described, said property being in the
9 County of Douglas, State of Nevada, and fixing the time and place of sale at
10 the front steps of the Douglas County Court House, Minden, Nevada, at 11:00 AM
11 and caused a copy of said Notice to be Posted for not less than (3) public
12 places in Douglas County, where the property is located and where it was to
13 be sold, to wit: the Douglas County Court House and said Trustee caused a copy
14 of said Notice to be published once a week for three (3) successive weeks before
15 the date of sale in the Record-Courier a newspaper of general circulation
16 printed and published in the County in which said real property is situated,
17 the dates of publication being: December 18, 1980, December 25, 1980 and
18 January 1, 1981; and

19 WHEREAS, all notices of sale were posted, published and mailed as
20 required by law;

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

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26 WHEREAS, on January 7, 1981, at the hour of 11:00 AM the Trustee, South
27 Tahoe Investment Corporation, did sell, at public auction, the property
28 hereinafter described to Tahoe Savings and Loan Association, a California
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1 corporation, the highest bidder, for the sum of \$74,306.42 paid in lawful
2 money of the United States,

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4 NOW, THEREFORE, TRUSTEE, in consideration of the premises recited and
5 by virtue of the authority vested in it by said Deed of Trust, does by these
6 presents, grant and convey to Grantee, Tahoe Savings and Loan, a California
7 corporation without any covenant or warranty, expressed or implied, all that
8 certain property situate in the County of Douglas, State of Nevada, more
9 particulary described as follows:

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11 Being all of Lot 38, as shown on the map entitled SARATOGA HEIGHTS
12 SUBDIVISION UNIT NO. 1 filed in the office of the County Recorder
13 of Douglas County, Nevada on May 15, 1961, as File No. 17827.

14 IN WITNESS WHEREOF, said Trustee has this day caused its corporate name
15 and seal to be affixed hereto by its duly authorized officer.

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17
18 SOUTH TAHOE INVESTMENT CORPORATION
19 a NEVADA CORPORATION

20 By *Lee Hershberger* **SEAL**
21 Lee Hershberger

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28 REQUESTED BY
Tahoe Savings
29 IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
5.00 pd
30 1981 JAN 14 AM 11:28

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32 MARIE A. RABEL
RECORDER
Carroll 52545
Dep. BOOK 181 PAGE 694