

33421 M (F)

WHEN RECORDED MAIL TO:

J. Laub
 Box 559
 Zephyr Cove, Nv.89448

TRUSTEE'S DEED

THIS INDENTURE, made and entered into this 5th day of January, 1981, by and between LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, as Trustee, party of the first part, and JOEY LAUB, a single man, party of the second part,

W I T N E S S E T H:

WHEREAS, JAY G. JOHNSON and THERESA K. JOHNSON, executed their promissory note payable to the order of JOEY LAUB, a single man, in the principal amount of \$30,000.00 and bearing interest, and as security for the payment of said promissory note said JAY G. JOHNSON and THERESA K. JOHNSON as Trustors, executed a certain Deed of Trust to LAWYERS TITLE INSURANCE CORPORATION, Trustee, for JOEY LAUB, Beneficiary, which Deed of Trust was dated March 28, 1979, and was recorded April 4, 1979, in the office of the County Recorder of Douglas County, Nevada, in Book 479 of Official Records, at page 172, under Document No. 31248; and

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred through default in the periodic payments of principal and interest due on the 1st day of September, 1980, and the entire balance of principal and interest became due by the terms of said promissory note; and

WHEREAS, James D. Rose executed and acknowledged a Notice of Default and Election to Sell the property described in said Deed of Trust to satisfy said indebtedness and said Notice of Default and Election to Sell was recorded September 10, 1980, in the office of the County Recorder of Douglas County, Nevada, in Book 980, of Official Records at page 689. under Document No. 48332; and

WHEREAS, on September 10, 1980, a copy of said Notice of Default and Election to Sell was mailed by certified mail to the then owner of the property hereinafter described; and

WHEREAS, by direction of JOEY LAUB, the said LAWYERS TITLE INSURANCE CORPORATION, Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the 2nd day of January, 1981, at the hour of 10:00 o'clock a.m., sell at the front steps of the Douglas County Courthouse, Minden, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty remaining encumbered by said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the promissory note secured by it; that said Notice of Sale was published in The Record-Courier in its issues dated December 11, 1980, December 18, 1980 and December 25, 1980, and said Notice of Sale was posted by James D. Rose, Assistant Secretary of Lawyer's Title Insurance Corporation, in three public places, namely, at the Douglas County Courthouse, in the CVIC Hall and at the United States Post Office, in Minden, Nevada, on the 9th day of December, 1980; and a copy of said Notice of Sale was mailed by certified mail to the then owner of the property hereinafter described on the 19th day of December, 1980; and

WHEREAS, at the time and place so set for said sale, said party of the second part did bid the sum of TWENTY-FOUR THOUSAND SEVEN HUNDRED FIVE AND NO/100 DOLLARS (\$24,705.00) for said property, and said sum was the highest and best bid therefor;

52775

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MANOUKIAN, SCARPELLO & ALLING, LTD.
 ATTORNEYS AT LAW

LAKE TAHOE OFFICE
 ROUND HILL PROFESSIONAL BUILDING
 P. O. BOX 55
 ZEPHYR COVE, NEVADA 89448
 TELEPHONE (702) 588-6676

CARSON CITY OFFICE
 303 EAST PROCTOR STREET
 CARSON CITY, NEVADA 89701
 TELEPHONE (702) 882-4577

1 NOW, THEREFORE, for and in consideration of the said sum of
2 \$24,705.00, the said party of the first part, as Trustee, under
3 and by virtue of the authority vested in it by said Deed of Trust,
4 does hereby grant, bargain, sell and convey, without warranty,
5 unto the party of the second part, and to its heirs and assigns
6 forever, all right, title and interest in and to that certain real
7 property situate in the County of Douglas, State of Nevada, and
8 more particularly described as follows:

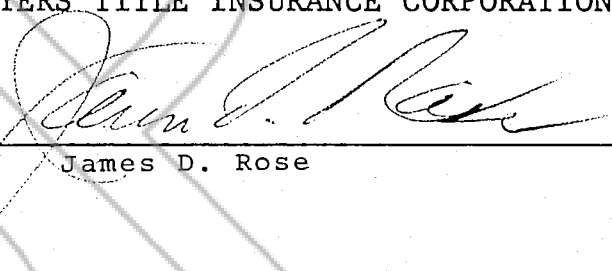
9 UNIT 3, as set forth on BELARRA TOWNHOUSE ESTATES
10 filed for record in the Office of the County Recorder
11 of Douglas County, Nevada on April 25, 1978 as Document
12 No. 19954.

13 TOGETHER WITH all improvements thereon, and all and singular
14 the tenements, hereditaments and appurtenances thereunto belonging
15 or appertaining, and the reversion and reversions, remainder and
16 remainders, rents, issues and profits thereof.

17 TO HAVE AND TO HOLD the said premises, together with the ap-
18 purtenances, unto the said party of the second part, and to its
19 heirs and assigns forever.

20 IN WITNESS WHEREOF, the party of the first part has caused
21 this conveyance to be executed the day and year first above writ-
22 ten.

23 LAWYERS TITLE INSURANCE CORPORATION


24 BY: 
25 James D. Rose

26 STATE OF NEVADA)
27) ss.
28 County of Douglas)

29 On this 9th day of January, 1981, personally appeared
30 before me, a Notary Public, James D. Rose, known to
31 me to be the person described in and who acknowledged that he
32 executed the foregoing instrument on behalf of LAWYERS TITLE
INSURANCE CORPORATION.




33 C. ACEVES
34 Notary Public — State of Nevada
35 Douglas County
36 My Commission expires Aug. 14, 1982

37 
38 NOTARY PUBLIC

39 REQUESTED BY
40 **LAWYERS TITLE INS. CORP**
41 IN OFFICIAL RECORDS OF
42 DOUGLAS CO. NEVADA
43 \$4.00 Pd.
44 1981 JAN 22 AM 9:20

45 MARIE A. RABEL
46 RECORDER

48 
49 Dep.

50 52775

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