

TRUSTEE'S DEED UPON SALE

DOUGLAS COUNTY TITLE COMPANY, INC., a Nevada corporation, herein called Trustee, does hereby grant and convey, but without covenant or warranty, express or implied, to KENT DOUGLAS, an unmarried man, herein called Grantee, the real property in the County of DOUGLAS, State of Nevada, described as follows:

SEE EXHIBIT "A", attached hereto.

The conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by BASIL COBURN dba COBURN ENTERPRISES,

as Trustor, recorded on March 4 1980, as Document No. 42379, in Book 380 Page 539, of Official Records in the Office of the Recorder of Douglas County, Nevada; and pursuant to the Notice of Default recorded on October 9 1980 as Document No. , in Book 1080, Page 752, of Official Records of said county, Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.

A Notice of Trustee's Sale was published once a week for three consecutive weeks commencing February 12, 1981, in the Record-Courier a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted in a conspicuous place on the property described above and in three public places in the county where the sale was to be held.

At the time and place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on March 10, 1981 to said Grantee, being the highest bidder therefor, for \$ 14,488.29 cash, lawful money of the United States, in full satisfaction of the indebtedness then secured by said Deed of Trust.

DATED March 23, 1981.

STATE OF NEVADA)
COUNTY OF Douglas) ss

DOUGLAS COUNTY TITLE COMPANY, INC.

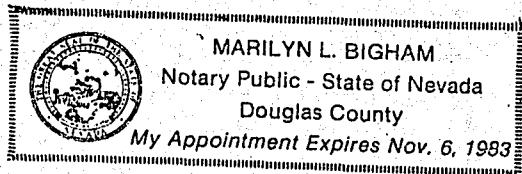
By W. F. McCREARY President

By Marilyn E. McCreary Secretary

On March 23, 1981, personally appeared before me, a Notary Public, W. F. McCREARY and MARILYN E. McCREARY who acknowledged that he executed the above instrument.

WHEN RECORDED, MAIL TO: Kent Douglas, 3406 Woodside Drive #27 Carson City, Nevada 89701

Marilyn L. Bigham Notary Public



MAIL TAX STATEMENTS TO: Kent Douglas, 3406 Woodside Dr., #27 Carson City, Nevada 89701

Documentary Transfer Tax \$ 15.95
XX Grantee was the foreclosing beneficiary; consideration \$ 14,488.29; unpaid debt \$; non exempt amount \$
Computed on the consideration or value of property conveyed.
Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Signature of Declarant or Agent

AP#

54768

That portion of Lot 30, as shown on the official map of Ruhenstroth Ranchos Subdivision, filed for record in the office of the County Recorder of Douglas County, Nevada, on April 14, 1965, as Document No. 27706, described as follows:

COMMENCING at the West 1/4 corner of said Section 24; thence North 658.11 feet along the Westerly boundary of said section 24; thence East 100.00 feet; thence North 52°45'45" East 399.92 feet; thence North 60°00'00" East 100.00 feet to the most Southerly corner of Parcel and the True Point of Beginning; thence North 38°33'55" West 473.21 feet; thence East 354.00 feet; thence South 09°03'35" West 374.68 feet to the point of beginning and containing 1.503 acres more or less. Shown as Parcel 1 of that certain Parcel Map recorded November 28, 1978 for Basil Coburn in Book 1178 at Page 1501, as Document No. 27643, Douglas County, Nevada.

EXHIBIT "A"

REQUESTED BY
Sheerin Walsh Etal

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

\$4.00 Pd.
1981 MAR 27 AM 9:17

MARIE A. RABEL
RECORDER

Laura Kenney
Dep.

54768

LIBER 381 PAGE 2197