

**TRUSTEE'S DEED**Foreclosure No. F-214-RLB

COMSTOCK TITLE COMPANY, a Nevada corporation, as            present  
Trustee under the Deed of Trust hereinafter particularly described, First Party here-  
by grants and conveys, without warranty to: WELLS FARGO CREDIT CORPORATION, a  
California corporation

Second Party, all of the real property situated in            the            County of  
Douglas, State of Nevada, described as follows:

A parcel of land situate in and being a portion of the Southwest 1/4 of Section 3,  
Township 12 North, Range 19 East, M.D.B.&M., more particularly described as follows:

Parcel No. 2, as set forth on that certain Parcel Map for Joseph S. Lodato, filed  
for record in the office of the County Recorder of Douglas County, Nevada, on  
December 21, 1976 as Document No. 05464.

EXCEPTING AND RESERVING THEREFROM all surface and subsurface oil and mineral  
rights affecting said land as reserved by E. H. Cheeseman in Deed recorded  
February 16, 1962, in Book 10 of Official Records, at Page 545 as Document No.  
19574.

THIS conveyance is made pursuant to the powers conferred upon First Party by  
that certain Deed of Trust between G. W. RABEL and MARIE RABEL, husband and wife  
as joint tenants

as Trustor, to COMSTOCK TITLE COMPANY a corporation,  
as Trustee, and J. STEPHEN LEMONS & ASSOCIATES, INC.

           as Beneficiary,  
dated February 13th, 1980, and recorded as Instrument No. 41656 on  
February 19th, 1980, in Book 280, Page 1021 of  
Official Records in the office of the County Recorder of Washoe  
County, State of Nevada; the beneficial interest under said Deed of Trust was  
assigned to WELLS FARGO CREDIT CORPORATION, a California corporation by Assignment  
dated March 24, 1980, recorded April 7, 1980, in Book 480, at Page 361, as  
Instrument No. 43406.

and after the fulfillment of the conditions specified in said Deed of Trust author-  
izing this conveyance as follows:

(a) Default was made in the obligations for which such transfer in trust was  
given as security, and Notice of Default was recorded in the office of the County  
Recorder of each County in which the property described in the Deed of Trust, or  
any part thereof, is situated; the nature of the default being the failure to pay  
the installment of principal and interest due on September 29, 1980, and in the  
failure to pay each such monthly installment that thereafter became due.

and such default still existed at the time of sale.

(b) Not less than three months elapsed between the recordation of the Notice  
of Default and the posting and first publication of the Notice of Sale of the Prop-  
erty.

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(c) The Beneficiary made due and proper demand upon the Trustee to sell the property pursuant to the terms of the Deed of Trust.

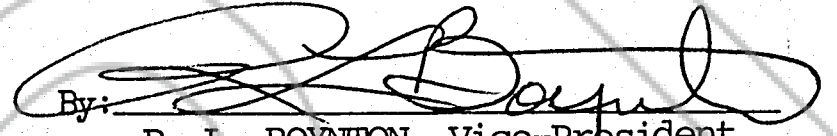
(d) The Trustee gave notice of the time and place of the sale of the property in accordance with the laws of the State of Nevada and the terms of the Deed of Trust.

(e) All requirements of law regarding the mailing, publication and delivery of copies of the Notice of Default, and of all other notices, have been complied with.

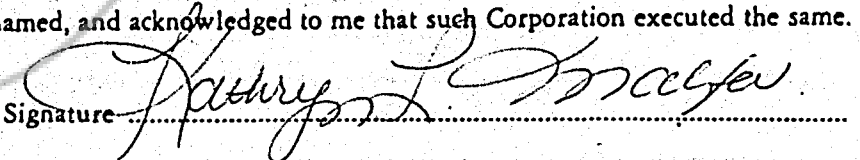
(f) The property was sold by the Trustee at public auction on November 16, 1981, in the County of Washoe in full accordance with the laws of the State of Nevada, and the terms of the Deed of Trust, Second Party being the highest bidder at the sale became the purchaser of the property and paid therefor to the Trustee, the amount bid, being EIGHTY THOUSAND and NO/100 DOLLARS (\$ 80,000.00 ) in lawful money of the United States.


IN WITNESS WHEREOF, First Party has executed this conveyance this 1st day of December, 1981.

COMSTOCK TITLE COMPANY

By:   
R. L. BOYNTON, Vice-President

STATE OF NEVADA } On.....December 1,.....,1981..., before me, the undersigned, a Notary Public in and for said  
COUNTY OF Washoe } SS. County and State, personally appeared R. L. Boynton  
Vice-President } ~~xxx~~.....known to me to be the  
} ~~xxxx~~.....of the  
Corporation that executed the within instrument on behalf of the Corporation  
therein named, and acknowledged to me that such Corporation executed the same.

Notary's Signature 

 KATHRYN L. MALFA  
Notary Public — State of Nevada  
Washoe County  
My Commission expires June 30, 1982

MAIL TAX STATEMENTS TO

Name  
Street Address  
City State Zip  
Wells Fargo Credit Corporation  
C/O First American Services  
P.O. Box 445  
Montvale, New Jersey 07645  
Attn: Linda Kolb

RECORDING REQUESTED BY

COMSTOCK TITLE COMPANY

AND WHEN RECORDED MAIL TO

Name  
Street Address  
City State Zip  
Wells Fargo Credit Corporation  
C/O First American Services  
P.O. Box 445  
Montvale, New Jersey 07645  
Attn: Linda Kolb

SPACE BELOW THIS LINE FOR RECORDER'S USE

REQUESTED BY  
Northern Nevada Title Company  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA  
\$ 5.00 pd.  
1982 FEB -3 PM 12:47

SUZANNE BEAUDREAU  
RECORDER

  
LIBER 64570  
282 PAGE 211