

When recorded return to:
Frank and Joanne Trafton
323 Neal Street
Pleasanton, CA. 94566

R.P.T.T. \$ 66.00

No. 145463-F &
M-141945

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made August 19, 1982 between

TITLE INSURANCE AND TRUST COMPANY

a California corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and

Frank Trafton and Joanne Trafton

(herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated March 31, 1978, and recorded April 7, 1978 as Document No. 19411 in Book 478 at page 390-392 of Official Records in the Office of the County Recorder of Douglas County, Nevada,

Frank A. Lazzeroni and Cindy J. Lazzeroni,

did grant and convey the property herein described to Title Insurance and Trust Company, a California Corporation upon the Trusts therein expressed, to secure, among other obligations, payment of that 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 said Breach and Default, to which reference is hereinafter made; and

WHEREAS, on April 7, 1982 the Owner of said note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of Breach and Default and of Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded April 19, 1982 as Document No. 66960 in Book 482 at page 1124- of Official Records in the Office of the County Recorder of said County; and 1125

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 August 19, 1982 at 9:30 o'clock A. M. at the front entrance of Title Insurance and Trust Company 160 W. Liberty Street Reno, Nevada 89501 and caused a copy of said Notice to be posted for twenty days successively in three public places in the City or Township of Tahoe where said property is located, and in three public places in the City of Reno, where said property was to be sold; 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 Nv. State Journal/Record Courier, a newspaper of general circulation printed and published in the County in which said real property is situated, the first date of such publication being July 29, 1982, August 5, 1982; and, August 12, 1982

70350

WHEREAS, copies of said recorded Notice of Default and said Notice of 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 statutory 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 \$ 60,000.00 paid in lawful money of the United States of America by the satisfaction of the indebtedness then secured by the 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, described as follows:

Situate in the County of Douglas, State of Nevada, described as follows:

Beginning at a point on the Easterly right of way line of Nevada State Highway from Carson City to Lake Tahoe opposite Station 490/7698 of said Highway, thence the quarter corner on the North side of Section 15, Township 14 North, Range 18 East, M.D.B.&M., bears North 28°01'30" West, 1550.0 feet; thence North 87°28' East, 175.74 feet; thence South 10°22'30" East, 252.37 feet; thence South 87°28' West, 210.19 feet to the Easterly right of way line of said State Highway; thence North 20°32' West 250.0 feet along said right of way line to the place of beginning in the Southwest 1/4 of the Northeast 1/4 of said Section 15, Township 14 North, Range 18 East, M.D.B.&M.

IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Vice-President and Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.

STATE OF NEVADA }
COUNTY OF Washoe } ss.

On August 19, 1982 personally appeared before me, a Notary Public, in and for said County and State, Murray M. Taylor & Suwanee Brown, known to me to be the Asst. - Secretary of the Corporation that executed the foregoing instrument and upon oath, did depose that he is the Officer of the Corporation as above designated; that he is acquainted with the seal of said Corporation and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated after said signatures; and that said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

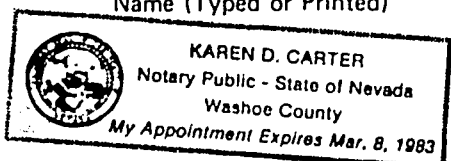
TITLE INSURANCE AND TRUST COMPANY
as Trustee aforesaid.

BY: Murray M. Taylor Vice President
Murray M. Taylor Vice President

BY: Suwanee Brown Assistant Secretary
Suwanee Brown Assistant Secretary

Signature: Karen D. Carter
Karen D. Carter

Name (Typed or Printed)



(This area for Official Notarial Seal)

REQUESTED BY
TITLE INSURANCE & TRUST CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

1982 AUG 23 AM 9: 17

SUZANNE BEAUDREAU
RECORDER

Caryl J. Carter 70350
Dep LIBER 882 PAGE 954

(This area for Recorder's use)