

\$53.35

TRUSTEE'S DEED

THIS INDENTURE, made and entered into this 16th day of July, 1982, by and between VALLEY TITLE AND ESCROW COMPANY, a Nevada Corporation, as Trustee, party of the First Part, and NEBACO, Trustee for Benefit of Account No. 01325-04 MACLEAN, TAPPAN, GUISTO, SCHULTZ, M.D. CHARTERED, party of the Second Part, whose address is: 347 S. Wells Avenue, Reno, Nevada, 89502,

W I T N E S S E T H:

WHEREAS, RICHARD H. WIEDMAN and JOANNE O. WIEDMAN, husband and wife, executed a Promissory Note dated May 21, 1981, payable to the order of L. W. LUNDBECK, in the principal amount of \$41,100.00, and bearing interest, and as security for the payment of said Promissory Note, said RICHARD H. WIEDMAN and JOANNE O. WIEDMAN, husband and wife, as Trustor, executed that certain Deed of Trust to DOUGLAS COUNTY TITLE CO., INC., as Trustee, for L. W. LUNDBECK, Beneficiary, which Deed of Trust was dated May 21, 1981, and recorded in the office of the County Recorder of Douglas County, Nevada, on May 22, 1981, in Book 581, Page 1277, under Document No. 56526; and

WHEREAS, the beneficial interest under said Deed of Trust was assigned to NEBACO, Trustee for Benefit of Account No. 01325-04 MACLEAN, TAPPAN, GUISTO, SCHULTZ, M.D. CHARTERED by instrument recorded May 28, 1981, in Book 581, Page 1560, as Document No. 56673; and

WHEREAS, VALLEY TITLE AND ESCROW COMPANY was substituted as Trustee under said Deed of Trust by instrument recorded on March 8, 1982, in Book 382, Page 354, as Document No. 65584; and

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made, all in accord with the terms of the Notice of Default and Election to Sell hereinafter referred to; and

WHEREAS, by direction of NEBACO, et al., Beneficiary, VALLEY TITLE AND ESCROW COMPANY, as Trustee, 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 in the office of the County Recorder of Douglas County, State of Nevada, on March 8, 1982, in Book 382, Page 355, as Document No. 65585; and

WHEREAS, on March 9, 1982, notification 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 NEBACO, et al., Beneficiary, the said VALLEY TITLE AND ESCROW COMPANY, as 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 13th day of July, 1982, at the hour of 11:00 o'clock A.M., in the lobby of VALLEY TITLE AND ESCROW COMPANY, 530 East Plumb Lane, Reno, Nevada, sell at public auction to the highest cash bidder in lawful money of the United States of America, the real property described in 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 Reno Evening Gazette in its issues dated June 17, 24, and July 1, 1982, and also published in The Record Courier in its issues dated June 17, 24, and July 1, 1982, and said Notice of Sale was posted on June 11, 1982, in three public places, namely, the Washoe County Courthouse, the Reno City Hall, and the U.S. Post Office at 50 S. Virginia Streets, all in Reno, Washoe County, Nevada, and also posted in Douglas County, Nevada, on June 15, 1982, at 1534 Highway 395, Suite G, Gardnerville, Nevada, the Sheriff's Office in Zephyr Cove, Nevada, the Round Hill Post Office, the Stateline Post Office, the Douglas County Courthouse, the Minden Post Office, and the CVIC Hall in Minden, Nevada, and

Valley Title & Escrow
530 E. Plumb
Reno, Nv 89502

