

When recorded return to:

R.P.T.T. \$55.00

No. 145485-F  
M-141946

Nevada First Thrift  
P.O. Box 1606  
Gardnerville, NV 89410-0999  
Ln. #685756

# TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made August 20, 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

NEVADA FIRST THRIFT

(herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated August 6, 1981, and recorded August 11, 1981 as Document No. 59089 in Book 881 at page 623-626 of Official Records in the Office of the County Recorder of Douglas County, Nevada,

DANNY L. BALDWIN and LINDA C. BALDWIN, husband and wife as joint tenants

did grant and convey the property herein described to Nevada First Investment Corporation 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 14, 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 said 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. 66920 in Book 482 at page 988 of Official Records in the Office of the County Recorder of said County; and

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 20, 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 Eastfork 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 Record Courier/Nv. State Journal, 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

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 \$49,667.34 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:

Lot 127, as shown on the official plat of Gardnerville Ranchos Unit No. 2, filed in the office of the County Recorder of Douglas County, Nevada on June 1, 1965 in Book 1 of Maps, Filing No. 28309, and title sheet amended on June 4, 1965, as Filing No. 28377.

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 September 14, 1982 personally appeared before me, a Notary Public, in and for said County and State, Murray M. Taylor, Vice President and G.T. Turk, 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.

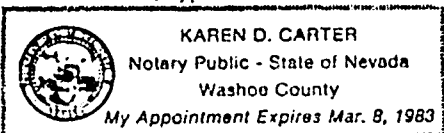
TITLE INSURANCE AND TRUST COMPANY as Trustee aforesaid.

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

BY: G.T. Turk  
G.T. Turk, 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 SEP 17 PM 4:12

SUZANNE BEAUDREAU  
RECORDER

(This area for Recorder's use)

71006

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