

SIERRA LAND TITLE CORPORATION, a Nevada corporation, herein called Trustee, does hereby grant and convey, but without covenant or warranty, express or implied, to JOHN R. BAKER and BERNARDINA BAKER, husband and wife as joint tenants with right of herein called Grantee, the real property in the County of Douglas, survivorship State of Nevada, described as follows:

See attached EXHIBIT "A" attached hereto and made a part hereof by reference.

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 RONALD K. SOWERBY and BETTY SOWERBY

as Trustor, recorded on March 26, 1981, as Document No. 54653, in Book 381, Page 2178, of Official Records in the Office of the Recorder of Douglas County, Nevada; and pursuant to the Notice of Default recorded on April 30, 1982, as Document No. 67371, in Book 482, Page 1911, 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 October 28, 1982, 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 November 23, 1982 to said Grantee, being the highest bidder therefor, for \$21,393.67 cash, lawful money of the United States, in full satisfaction of the indebtedness then secured by said Deed of Trust.

DATED NOVEMBER 29, 1982

STATE OF NEVADA) : ss)

SIERRA LAND TITLE CORPORATION, a Nevada corporation, Trustee By [Signature] ROBERT KNESTRICK, Vice President

On NOVEMBER 29, 1982, personally appeared before me, a Notary Public, ROBERT L. KNESTRICK, who acknowledged that he executed the above instrument.

By _____

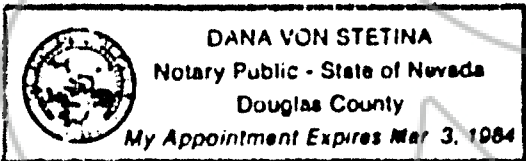
WHEN RECORDED, MAIL TO:

John Baker 910 E. Williams St. Carson City, Nv. 89701

MAIL TAX STATEMENTS TO:

John Baker 901 E. Williams St. Carson City, Nv. 89701

[Signature] Notary Public



Documentary Transfer Tax \$ 23.65
* Grantee was the foreclosing beneficiary; consideration \$; unpaid debt \$ 21,393.67 ; 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] Signature of Declarant or Agent

Assessor's Parcel No. _____

FOR RECORDER'S USE

REQUESTED BY SIERRA LAND TITLE CORP. 1983 MAR -8 PH 12: 57

SUZANNE G. AUDREAU RECORDER

[Signature] 077012 333 936