

## TRUSTEE'S DEED UPON SALE

1 Our Foreclosure No. 4055 FCL  
2

3 This Indenture, made November 11, 1983, between FOUNDERS TITLE COMPANY  
4 OF NEVADA, a Nevada Corporation, as Trustee as hereinafter stated, and  
5 hereinafter referred to as Trustee, and WILLIAM H. ELLIOTT and GAIL W.  
6 ELLIOTT, husband and wife, as joint tenants, herein referred to as  
7 Grantee, WITNESSETH:

8 WHEREAS, NORMAN A. BAKER, an unmarried man, by a Deed of Trust  
9 dated April 27, 1982, and recorded April 28, 1982, in Book 482, Page 1756  
10 of Official Records, as Document No. 67288, in the office of the County  
11 Recorder of Douglas County, State of Nevada, did grant and convey to  
12 said Trustee, upon the trusts therein expressed, the property hereinafter  
13 described, among other uses and purposes to secure the payment of one  
14 certain promissory note and interest, according to the terms thereof,  
15 and other sums of money advanced, with interest thereon, to which reference  
16 is hereby make, and,

17 WHEREAS, breach and default was made under the terms of said Deed  
18 of Trust in the particulars set forth in the Notice of said Breach and  
19 Default hereinafter referred to, to which reference is hereby made; and,

20 WHEREAS, on December 23, 1982, the then Beneficiary, and holder of  
21 said note did execute and deliver to the Trustee a Notice of such breach  
22 and default and of election to cause the Trustee to sell said property  
23 to satisfy the obligation secured by said Deed of Trust, which Notice  
24 was recorded on December 29, 1982 in Book 1282, Page 1508, as Document  
25 No. 74327 of Official Records of Douglas County, and,

26 WHEREAS, Trustee, in consequence of said election, declaration of  
27 default, and demand for sale, and in compliance with said Deed of Trust  
28 and with the statutes in such cases made and provided, made and published  
29 for more than twenty (20) days before the date of sale therein fixed in  
30 The Nevada State Journal and The Record Courier, in which the premises  
31 to be sold is situated. A Notice of Sale as required by law, containing  
32 a correct description of the property to be sold and stating that the  
Trustee would under the provisions of said Deed of Trust sell the property  
therein and herein described at public auction to the highest bidder for  
cash in lawful money of the United States on the 11th day of November, 1983,  
at the hour of 10:00 o'clock a.m. of said day, at the main entrance of  
FOUNDERS TITLE COMPANY OF NEVADA, 330 E. Liberty St., Suite 210, in the  
City of Reno, County of Washoe, State of Nevada, and

WHEREAS, three true and correct copies of said Notice were posted  
to three of the most public places in the County of Washoe, State of  
Nevada, and to three of the most public places in the County of Douglas,  
State of Nevada, in which said sale was noticed to take place, and where  
the property is to be sold for not less than twenty days before the date  
of sale therein fixed, and

WHEREAS, copies of said Notice were mailed by registered mail to  
the grantor and/or his successors in interest in accordance with the  
terms of the Deed of Trust and the applicable statutory provisions of  
the State of Nevada, and

WHEREAS, compliance having been made with all the statutory provisions  
of the State of Nevada and with all of the provisions of said Deed of  
Trust as to the acts to be performed and notices to be given, and in  
particular, full compliance having been made with all requirements of

1 law regarding the service of notices required by statute, and with the  
2 Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and  
3 place aforesaid did then and there at public auction sell the property  
4 hereinafter described to the said Grantee for the sum of Sixty Thousand  
5 00/100 Dollars (\$60,000.00), said Grantee being the highest bidder  
6 therefor,

7 NOW THEREFORE, Trustee, in consideration of the premises recited  
8 and the sum above mentioned bid and paid by the Grantee the receipt  
9 whereof is hereby acknowledged, and by virtue of these premises, does  
10 GRANT AND CONVEY, but without warranty or covenants, express or implied,  
11 unto the said Grantee William H. Elliott and Gail W. Elliott, husband and  
12 wife, as joint tenants, all that certain property situate in the County  
13 of Douglas, State of Nevada, described as Follows:

14 Lot 23 as shown on the map of UPPAWAY, filed in the office  
15 of the County Recorder of Douglas County, Nevada, on May 21,  
16 1976.

17 TOGETHER WITH all appurtenances in which Trustor has any interest,  
18 including water rights benefiting said realty whether represented by  
19 shares of a company or otherwise.

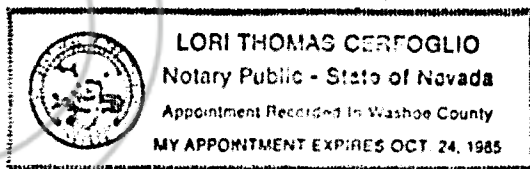
20 IN WITNESS WHEREOF, the said FOUNDERS TITLE COMPANY OF NEVADA, as  
21 Trustee, has this day caused its corporate name and seal to be hereunto  
22 affixed by its Senior Vice President thereunto duly authorized by resolution  
23 of its Board of Directors.

24 FOUNDERS TITLE COMPANY OF NEVADA, Trustee

25 By: *William A. Hanks*  
26 William A. Hanks, Senior Vice President

27 STATE OF NEVADA )  
28 County of Washoe ) ss.

29 On this 15<sup>th</sup> day of November, 1983, personally appeared before me,  
30 a Notary Public, William A. Hanks  
31 who acknowledged that he executed the above instrument.



32 *Lori Thomas Cerfoglio*  
Notary Public in and for the County of Washoe, State of Nevada

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Founders Title Company of Nevada  
330 E. Liberty St., Suite 210  
Reno, Nevada 89501

34 SPACE BELOW THIS LINE FOR RECORDERS OFFICE  
35 REQUESTED BY

36 *Founders Title Co. of Nev.*  
37 IN OFFICIAL RECORDS OF  
38 DOUGLAS CO. NEVADA  
39 \$6.00 per  
40 1983 NOV 15 PM 4: 10

41 SUZANNE BEAUDREAU  
42 RECORDER

43 *Caryl P. Covert*  
44 *Dep* 091004  
45 BOOK 1183 PAGE 1522