

NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO CAUSE SALE OF REAL PROPERTY UNDER DEED OF TRUST

ORDER NO. 37501 M(F)

IN THE MATTER OF the Deed of Trust made by ~~ERIC~~ ERIC R. JOHNSON AND SUSAN NORTON JOHNSON and LANCE R. VALORY AND KATHLEEN A. VALORY, Trustor, to LAWYERS TITLE INSURANCE CORPORATION, a corporation, Trustee, dated July 29th, 1984, Recorded July 29, 1983, as Document No. 084987, in Book 783, Page 2850, of Official Records, in the office of the County Recorder of Douglas County, Nevada, securing among other obligations, a promissory Note for \$130,105.47 in favor of SHIRLEY ULM, an unmarried woman or order.

NOTICE IS HEREBY GIVEN that a breach of an obligation for which said Deed of Trust is a security has occurred in that there has been a default as follows: Principal and interest installment in the sum of \$1,100.00 due on the 15th day of March 1984, and any subsequent payments.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

There is now owing and unpaid upon said note the sum of \$123,505.47 principal and interest thereon from February 15th, 1984, at the rate of twelve (12%) per cent per annum

By reason of said breach and default, it is hereby declared that the whole of said unpaid amount of said note and all other sums secured by said Deed of Trust is immediately due and payable, and notice is hereby given of the election of the undersigned to cause LAWYERS TITLE INSURANCE CORPORATION, a corporation, as TRUSTEE thereunder to sell the property described therein in the manner provided in said Deed of Trust, and notice is further hereby given that the undersigned heretofore executed and delivered to said TRUSTEE a written declaration of said breach and default and a written demand for the sale of said property.

NOTICE

YOU MAY HAVE THE RIGHT TO CURE THE DEFAULT HEREIN AND REINSTATE THE OBLIGATION SECURED BY SUCH DEED OF TRUST ABOVE DESCRIBED. SECTION 107.080 NRS PERMITS CERTAIN DEFAULTS TO BE CURED UPON THE PAYMENT OF THE AMOUNTS REQUIRED BY THAT SECTION WITHOUT REQUIRING PAYMENT OF THAT PORTION OF PRINCIPAL AND INTEREST WHICH WOULD NOT BE DUE HAD NO DEFAULT OCCURRED. WHERE REINSTATEMENT IS POSSIBLE, IF THE DEFAULT IS NOT CURED WITHIN 35 DAYS FOLLOWING THE RECORDING AND MAILING TO TRUSTOR OR TRUSTOR'S SUCCESSOR IN INTEREST OF THIS NOTICE, THE RIGHT OF REINSTATEMENT WILL TERMINATE AND THE PROPERTY MAY THEREAFTER BE SOLD.

To determine if reinstatement is possible and the amount, if any, necessary to cure the default, contact the TRUSTEE.

STATE OF NEVADA }
COUNTY OF Douglas } SS

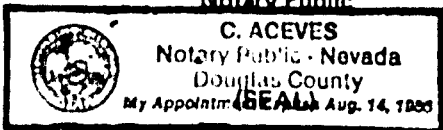
LAWYERS TITLE INSURANCE CORPORATION, Trustee

by: Dixie C. Harris
Dixie C. Harris-Corporate Assistant Secretary

On April 8, 1984 personally appeared before me, a Notary Public, Dixie C. Harris

who acknowledged that She executed the above instrument.

C. Aceves
Notary Public



FOR RECORDER'S USE

WHEN RECORDED, MAIL TO:

099373
BOOK 484 PAGE 809

EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., TOWN OF GARDNERVILLE, County of Douglas, State of Nevada, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 4, proceed South $88^{\circ}45'05''$ West, a distance of 3,470.00 feet to the True Point of Beginning, which is the Northeast corner of the parcel and lies on the Southerly right-of-way line of Nevada State Highway 395; proceed thence Westerly, along said Southerly right-of-way, around a curve to the left, having a radius of 610.50 feet, a central angle of $10^{\circ}48'26''$ a semi-tangent of 57.75 feet, and a length of 115.15 feet to the Northwest corner of the parcel; thence South $9^{\circ}02'48''$ East, a distance of 399.58 feet, to the Southwest corner of the parcel; thence East, a distance of 111.53 feet to the Southeast corner of the parcel; thence North $9^{\circ}02'48''$ West, a distance of 384.12 feet to the POINT OF BEGINNING.

A.P.N. 25-351-04

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REQUESTED BY
LAWYERS TITLE INS. CORP.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

~~\$6.00 fee~~
1984 APR -9 PM 2: 15

SUZANNE BEAUDREAU
RECORDER

Carol J. Pihart **099373**
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