

D013351-TO

## TRUSTEE'S DEED UPON SALE

1  
2  
3 Our Foreclosure No. 5526 FCL

4  
5 This Indenture, made April 23, 1984, between FOUNDERS TITLE COMPANY  
6 OF NEVADA, a Nevada Corporation, as Trustee as hereinafter stated,  
7 and hereinafter referred to as Trustee, and LAKE VALLEY DEVELOPMENT  
8 COMPANY, INCORPORATED, a Nevada Corporation, herein referred to as  
9 Grantee, WITNESSETH:

10 WHEREAS, VALLEY VILLA, INCORPORATED, a Nevada Corporation, by  
11 a Deed of Trust dated August 6, 1982, and recorded August 10, 1982,  
12 in Book 882, Page 436 of Official Records, as Document No. 70079, in the  
13 office of the County Recorder of Douglas County, State of Nevada, did  
14 grant and convey to said Trustee, upon the trusts therein expressed, the  
15 property hereinafter described, among other uses and purposes to secure  
16 the payment of one certain promissory note and interest, according to the  
17 terms thereof, and other sums of money advanced, with interest thereon, to  
18 which reference is hereby made, and,

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

22 WHEREAS, on December 14, 1983, the then Beneficiary, and holder of  
23 said note did execute and deliver to the Trustee, a Notice of such breach  
24 and default and of election to cause the Trustee to sell said property to  
25 satisfy the obligation secured by said Deed of Trust, which Notice was  
26 recorded on December 30, 1983, in Book 1283, Page 3759, as Document No.  
27 093687 of Official Records of Douglas County, and,

28 WHEREAS, Trustee, in consequence of said election, declaration of  
29 default, and demand for sale, and in compliance with said Deed of Trust  
30 and with the statutes in such cases made and provided, made and published  
31 for more than twenty (20) days before the date of sale therein fixed in  
32 THE NEVADA STATE JOURNAL and THE RECORD COURIER, in which the premises to  
be sold is situated. A Notice of Sale as required by law, containing 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 23 day of  
April, 1984, at the hour of 10:00 o'clock a.m. of said day, at the main  
entrance of FOUNDERS TITLE COMPANY OF NEVADA, 330 East Liberty Street,  
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 and 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 successors in interest in accordance with the terms of  
the Deed of Trust and the applicable statutory provisions of the State of  
Nevada, and

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1 WHEREAS, compliance having been made with all the statutory provi-  
2 sions of the State of Nevada and with all of the provisions of said Deed  
3 of Trust as to the acts to be performed and notices to be given, and in  
4 particular, full compliance having been made with all requirements of law  
5 regarding the service of notices required by statue, and with the Sol-  
6 diers' and Sailors' Relief Act of 1940, said Trustee, at the time and  
7 place aforesaid, did then and there at public auction sell the property  
8 hereinafter described to the said Grantee for the sum of Six Hundred and  
9 Fifty-three Thousand 00/100 Dollars (\$653,000.00), said Grantee being the  
10 highest bidder therefor,

11 NOW THEREFORE, Trustee in consideration of the premises recited  
12 and the sum above mentioned bid and paid by the Grantee the receipt  
13 whereof is hereby acknowledged, and by virtue of these premises, does  
14 GRANT AND CONVEY, but without warranty or covenants, express or implied,  
15 unto the said Grantee VALLEY VILLA, INCORPORATED, a Nevada Corporation,  
16 all that certain property situate in the County of Douglas , State of  
17 Nevada, described as follows:

18 SEE EXHIBIT "A" ATTACHED HERETO

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

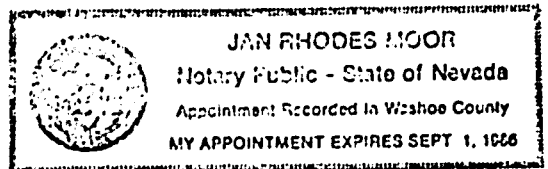
22 IN WITNESS WHEREOF, the said FOUNDERS TITLE COMPANY OF NEVADA, as  
23 Trustee, has this day caused its corporate name and seal to be hereunto  
24 affixed by its Vice President thereunto duly authorized by resolution of  
25 its Board of Directors.

26 FOUNDERS TITLE COMPANY OF NEVADA, Trustee

27 By: *JoAnne T. Brown*  
28 JoAnne T. Brown, Vice President

29 STATE OF NEVADA )  
30 COUNTY OF WASHOE )ss.

31 On this 11th day of May, 1984, personally appeared before  
32 me, a Notary Public, JoAnne T. Brown  
33 who acknowledged that she executed the above instrument.



36 *Jan Rhodes Moor*  
37 Notary Public in and for the County of Washoe, State of Nevada

38 RECORDING REQUESTED BY:

39 WHEN RECORDED MAIL TO:

40 Founders Title Company of Nevada  
41 330 E. Liberty St., Suite 210  
42 Reno, Nevada 89501

43 \_\_\_\_\_  
44 SPACE BELOW THIS LINE FOR RECORDERS OFFICE  
45 \_\_\_\_\_

EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL ONE

Lots 25 through 67, inclusive, in Block B; Lots 6 through 14, inclusive and Lots 18 through 55, inclusive, in Block C of VALLEY VILLA SUBDIVISION, recorded October 19, 1979, in Book 1079, Page 1711, as Document No. 37990, Official Records, Douglas County, Nevada.

PARCEL TWO

That portion of the common area of VALLEY VILLA SUBDIVISION, as shown on the map thereof, recorded October 19, 1979, in Book 1079, Page 1711, as Document No. 37990, Official Records, Douglas County, Nevada, described as follows:

A parcel of land situated in Section 4, Township 12 North, Range 20 East, M. D. B. & M., and located within Valley Villa Subdivision, as shown on the plat recorded in the official records of Douglas County, Nevada, as File No. 37990 and more particularly described as follows:

BEGINNING at the Northeast corner of said Valley Villa Subdivision; thence along the Easterly, Southerly and Westerly lines of said Valley Villa Subdivision, the following 7 courses:

South  $00^{\circ}18'53''$  East, a distance of 377.29 feet;  
North  $89^{\circ}41'07''$  East, a distance of 170.00 feet;  
South  $00^{\circ}18'53''$  East, a distance of 90.00 feet;  
South  $89^{\circ}41'07''$  West, a distance of 170.00 feet;  
South  $00^{\circ}18'53''$  East, a distance of 228.00 feet;  
South  $89^{\circ}48'30''$  West, a distance of 452.19 feet;  
North  $29^{\circ}40'28''$  West, a distance of 370.15 feet;

thence North  $60^{\circ}19'32''$  East, a distance of 329.53 feet to the Southeast corner of Lot 17 of Block C of said Valley Villa Subdivision; thence North  $02^{\circ}11'11''$  West along the Easterly line of said Lot 17, a distance of 30.00 feet; thence North  $22^{\circ}00'49''$  East, a distance of 60.15 feet; thence North  $12^{\circ}51'24''$  East, a distance of 61.31 feet; thence North  $40^{\circ}38'48''$  East, a distance of 68.34 feet; thence North  $16^{\circ}15'35''$  East, a distance of 44.24 feet to a point on the Northerly line of said Valley Villa Subdivision; thence along the Northerly line of said Valley Villa Subdivision, from a tangent which bears South  $73^{\circ}44'25''$  East along a circular curve to the left with a radius of 465.00 feet and a central angle of  $16^{\circ}39'25''$ , an arc length of 135.18 feet; thence South  $85^{\circ}33'00''$  East along the Northerly line of said Valley Villa Subdivision, a distance of 118.73 feet; thence North  $89^{\circ}44'36''$  East along the Northerly line of said Valley Villa Subdivision, a distance of 1.56 feet to the point of beginning.

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COPY

REQUESTED BY  
Northern Nevada Title Company  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA  
*\$8.00 pd.*  
1984 MAY 25 PM 1:49

SUZANNE BEAUDREAU  
RECORDER  
*Suzanne Beaudreau*  
*Sep.*

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