

R.P.T.T. \$ 39.05

TRUSTEE'S DEED

THIS INDENTURE, made and entered into this 11th day of June, 1984, by and between LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, as Trustee, party of the first part, and WARREN H. BENNETT and DORIS A. BENNETT, husband and wife, as joint tenants with right of survivorship, parties of the second part, whose address is: c/o L.E. KRAUSE - 5168 Patti Jo Drive, Carmichael, CA. 95608

W I T N E S S E T H :

WHEREAS, ALBERT J. LOWRY and DARLENE LOWRY, husband and wife, executed a promissory note payable to the order of WARREN H. BENNETT and DORIS A. BENNETT, husband and wife, in the principal sum of \$31,950.00, and bearing interest, and as security for the payment of said promissory note said ALBERT J. LOWRY and DARLENE LOWRY, as Trustor, executed a certain Deed of Trust to LAWYERS TITLE INSURANCE CORPORATION, Trustee for WARREN H. BENNETT and DORIS A. BENNETT, Beneficiary, which Deed of Trust was dated December 22, 1978, and was recorded December 27, 1978, in Book 1278, Page 1372, Document No. 28479, Official Records, Douglas County, Nevada; and

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the principal and interest due on December 27, 1983, the maturity date of said note; and

WHEREAS, LAWYERS TITLE INSURANCE CORPORATION, Trustee, at the request of WARREN H. BENNETT and DORIS A. BENNETT, executed and acknowledged a Notice of Default and Election To Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election To Sell was recorded February 2, 1984, in Book 284, Page 618, Document No. 95699, Official Records, Douglas County, Nevada; and

WHEREAS, on February 3, 1984, a copy of said Notice of Default and Election To Sell was mailed by certified mail to the then owner of the property hereinafter described; and

WHEREAS, by direction of WARREN H. BENNETT and DORIS A. BENNETT the said LAWYERS TITLE INSURANCE CORPORATION, Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the 11th day of June, 1984, at the hour of 10:00 o'clock A.M., sell at the office of LAWYERS TITLE INSURANCE CORPORATION, Tudor Building Lobby, 1626 Highway 395, Minden, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the promissory note secured by it; that said Notice of Sale was published in The Record-Courier in its issues dated May 10, May 17, and May 24, 1984, and said Notice of Sale was posted in four public places, in Eastfork Township, namely, at the United States Post Office, at the Douglas County Courthouse, at the C.V.I.C. Hall, and at the Tudor Building, Minden, Nevada, on May 10, 1984, and in three public places in Tahoe Township, namely, at the Douglas County Sheriff's Office, Zephyr Cove, Nevada, at the United States Post Office, Stateline, Nevada, and at the United States Post Office, Zephyr Cove, Nevada, on May 10, 1984; and

WHEREAS, on May 10, 1984, a copy of said Notice of Sale was mailed by registered mail to the then owner of the property hereinafter described; and

WHEREAS, at the time and place so set for said sale said parties of the second part did bid the sum of THIRTY-THREE THOUSAND FOUR HUNDRED FORTY-FOUR AND 44/100 DOLLARS (\$33,444.44) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$33,444.44, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the parties of the second part, and to the survivor of them, and to the heirs and assigns of such survivor forever, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

Lot 117, as shown on the map of SKYLAND SUBDIVISION NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on July 22, 1959, under File No. 14668.

A. P. N. 5-034-14

TOGETHER WITH the improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said parties of the second part, and to the survivor of them, and to the heirs and assigns of such survivor forever.

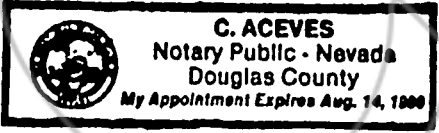
IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

LAWYERS TITLE INSURANCE CORPORATION

By *James D. Rose*
James D. Rose, Assistant Secretary

STATE OF NEVADA)
) ss
County of Douglas)

On this 15th day of June, 1984, personally appeared before me, a Notary Public, James D. Rose, who acknowledged to me that he executed the foregoing instrument on behalf of LAWYERS TITLE INSURANCE CORPORATION.



C. Aceves
Notary Public

REQUESTED BY
LAWYERS TITLE INS. CORP.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
#6.00 pd
1984 JUN 18 AM 9:36

SUZANNE BEAUDREAU
RECORDER

James D. Rose 102302
BOOK 684 PAGE 1543