

When recorded return to:
Thomas L. Karsten Associates
10960 Wilshire Blvd.
Los Angeles, Ca 90024
ATTN: SUSAN PALMER

R.P.T.T. \$ 25.30

No. R-1342-KC

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made JULY 26, 1984

between

NEVADA TRUST DEED SERVICES INC.

a Nevada corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and

TRUSTEE'S OF THE SOUTHERN NEVADA CULINARY AND BARTENDERS PENSION TRUST

(herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated December 24, 1974, and recorded FEBRUARY 26, 1975 as Document No. 78482 in Book 275 at page 738 of OFFICIAL RECORDS in the Office of the County Recorder of DOUGLAS County, Nevada,

JOYCE A. HALL and PAUL J. MANENTI

did grant and convey the property herein described to TITLE INSURANCE AND TRUST COMPANY, a California Corporation upon the Trusts therein expressed, to secure, among other obligations, payment of THAT certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

WHEREAS, breach and default occurred under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default, to which reference is hereinafter made; and

WHEREAS, on Feb. 21, 1984 the Owner of said note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of said Breach and Default and of Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded March 19, 1984 as Document No. 098419 in Book 384 at page 1744 of OFFICIAL RECORDS in the Office of the County Recorder of said County; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and in compliance with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly therein and hereinafter described, said property being in the County of DOUGLAS, State of Nevada, and fixing the time and place of sale as July 26, 1984 at 10 o'clock A. M. at the FRONT STEPS OF THE DOUGLAS COUNTY ADMINISTRATION BUILDING located at 121 8th Street, Minden Nevada 89423

and caused a copy of said Notice to be posted for twenty days successively in three public places in the City or Township of EASTFORK where said property is located, and in three public places in the City of MINDEN where said property was to be sold; and said Trustee caused a copy of said Notice to be published once a week for three successive weeks before the date of sale in RECORD COURIER, a newspaper of general circulation printed and published in the County in which said real property is situated, the first date of such publication being July 5, 1984; and,

WHEREAS, copies of said recorded Notice of Default and said Notice of Sale were mailed to all those who were entitled thereto in accordance with Section 107.090 of the Nevada Revised Statutes; and

WHEREAS, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

WHEREAS, at the time and place fixed as aforesaid, substituted Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$15,500.00 paid in lawful money of the United States of America by the satisfaction of the indebtedness then secured by the said Deed of Trust, pro tanto.

NOW THEREFORE, Trustee, in consideration of the premises recited and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, express or implied, all that certain property situate in the County of DOUGLAS, State of Nevada, described as follows:

Lot No. 297, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, Document No. 66512.

IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its ASST. VICE PRESIDENT, thereunto duly authorized by resolution of its Board of Directors.

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

On July 26, 1984 personally appeared before me, a Notary Public, in and for said County and State, KAREN D. CARTER

NEVADA TRUST DEED SERVICES INC. as Trustee aforesaid.

ASST. VICE PRES of the Corporation that executed the foregoing instrument and upon oath, did depose that he is the Officer of the Corporation as above designated; that he is acquainted with the seal of said Corporation and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated after said signatures; and that said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

BY: Karen D. Carter
KAREN D. CARTER, ASSISTANT VICE PRESIDENT

Recorded at Request of CHARTER TITLE INS.

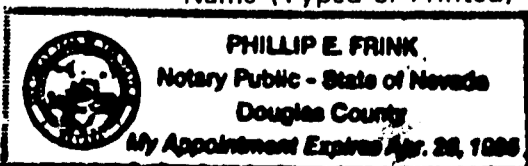
8-3-84 \$6.00 pl

At 6 Min. Past 12 P.M. Official Records of Douglas County, Nevada Suzanne Beaudreau Recorder

Signature Phillip E. Frink

By Betty Herndon
Dep

Name (Typed or Printed)



104515
BOOK 884 PAGE 265