

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

IN THE MATTER OF the Deed of Trust made by RONALD LEE MARQUARDT, a single man
, Trustor, to DOUGLAS COUNTY TITLE CO., INC.,
a Nevada Corporation, Trustee, dated August 24, 19 82
Recorded September 16 19 82, as Document No. 70963, in Book 982, Page 658,
of Official Records, in the office of the County Recorder of Douglas County,
Nevada, securing among other obligations, A Note for \$ 12,000.00
in favor of GENTRY M. PACE AND HELEN B. PACE, husband and wife as Joint or order.
Tenants with right of survivorship

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:

Non payment of the monthly installments of principal and interest in the amount of \$158.59 for June 16, 1984 and July 16, 1984, and for any subsequent monthly payments becoming due; and any and all advances made, if any, for real estate taxes, assessments, prior encumbrances plus all penalties and late charges.

Assessment Parcel No. 37-262-05-2

There is now owing and unpaid upon said note the sum of \$ 11,104.93 principal and interest thereon from May 16, 19 84.

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 Beneficiary to cause DOUGLAS COUNTY TITLE CO., INC., a Nevada 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 Beneficiary 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)
) s.s.
COUNTY OF Douglas)

DOUGLAS COUNTY TITLE CO., INC.
A Nevada Corporation

BY: W.F. McCreary
President
W.F. McCreary

On September 20, 19 84 personally appeared before me, a Notary Public

W.F. McCreary

who acknowledged that he executed the above instrument

Sandra L. Elges
(Notary Public)

Order No. 103482

WHEN RECORDED MAIL TO:

Douglas County Title Co., Inc.
PO Box 1400
Zephyr Cove, Nevada 89448

SANDRA L. ELGES
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES OCT 11, 1987



FOR RECORDER'S USE ONLY

REQUESTED BY
DOUGLAS COUNTY TITLE
IN OFFICE OF RECORDS OF
COUNTY OF NEVADA

'84 SEP 20 12:28

SUZANNE BEAUDREAU
RECORDER

\$ 5.00 PAID ju DEPUTY 107014

BOOK 984 PAGE 2036