

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

ORDER NO. 38348 MCAF

IN THE MATTER OF the Deed of Trust made by GARY BOWLER and JUDY McCRAW, husband and wife, Trustor, to LAWYERS TITLE INSURANCE CORPORATION, Trustee, dated January 11, 1984, Recorded January 12, 1984, as Document No. 094138, in Book 184, Page 799, of Official Records, in the office of the County Recorder of Douglas County, Nevada, securing among other obligations, Promissory Note for \$ 66,500.00 in favor of LAWRENCE R. PRAHL and VERA M. PRAHL, husband and wife 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 installments due November 12, 1984 in the amount of \$748.97 and all subsequent installments together with accrued late charges. Lot 57, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 3, filed in the office of the County Recorder of Douglas County, Nevada, on March 31, 1969.

There is now owing and unpaid upon said note the sum of \$ 65,196.47 principal and interest thereon from October 12, 1984.

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 duly appointed 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.

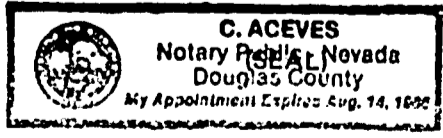
To determine if reinstatement is possible and the amount, if any, necessary to cure the default, contact the TRUSTEE.

STATE OF NEVADA } COUNTY OF Douglas } SS

LAWYERS TITLE INSURANCE CORPORATION By: Dixie C. Harris, Corporate Assistant Secretary

On December 21, 1984 personally appeared before me, a Notary Public, Dixie C. Harris, known to be the corporate assistant secretary and who acknowledged that she executed the above instrument.

[Signature] Notary Public



WHEN RECORDED, MAIL TO: Lawyers Title Minden Office

FOR RECORDER'S USE

REQUESTED BY LAWYERS TITLE IN OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

'84 DEC 24 A9:44

SUZANNE SHERIDAN RECORDER

5.00 PAID DEPUTY

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