

R.P.T.T. \$ 11.00TRUSTEE'S DEED

THIS INDENTURE, made and entered into this 8th day of February, 1985, by and between LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, as Trustee, party of the first part, and SIERRA SAVINGS AND LOAN ASSOCIATION, a Nevada corporation, party of the second part, whose address is: P.O. Box 1390 Minden, NV. 89423

W I T N E S S E T H :

WHEREAS, PHILLIP E. FRINK and JANET L. FRINK executed their promissory note payable to the order of SIERRA SAVINGS AND LOAN ASSOCIATION in the principal sum of \$68,000.00, and bearing interest, and as security for the payment of said promissory note said PHILLIP E. FRINK and JANET L. FRINK, as Trustor, executed a certain Deed of Trust to LAWYERS TITLE INSURANCE CORPORATION, Trustee for SIERRA SAVINGS AND LOAN ASSOCIATION, Beneficiary, which Deed of Trust was dated May 2, 1983, and was recorded May 2, 1983, in Book 583, Page 467, Document No. 79546, 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 installment of principal and interest due on June 1, 1984, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, LAWYERS TITLE INSURANCE CORPORATION, at the request of SIERRA SAVINGS AND LOAN ASSOCIATION, 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 October 4, 1984, in Book 1084, Page 1860, Document No. 108218, Official Records, Douglas County, Nevada; and

WHEREAS, on October 8, 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 SIERRA SAVINGS AND LOAN ASSOCIATION 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 8th day of February, 1985, at the hour of 10:00 o'clock A.M., sell at the office of LAWYERS TITLE INSURANCE CORPORATION, 1626 Highway 395, Tudor Building, 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 January 17, January 24, and January 31, 1985, and said Notice of Sale was posted in three public places, namely, United States Post Office, at the Douglas County Courthouse, and at the C.V.I.C. Hall, Minden, Nevada, on January 17, 1985; and

WHEREAS, on January 17, 1985, 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 party of the second part did bid the sum of SEVENTY-SEVEN THOUSAND SEVEN HUNDRED THIRTY AND 75/100 DOLLARS (\$77,730.75) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$77,730.75, 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 party of the second part, and to its successors and assigns forever, all that certain real property situate in County of Douglas, State of Nevada, that is described as follows:

Lot 16, as said lot is shown on the official map of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1975, in Book 1 of Maps, Filing No. 28309, and Amended Title Sheet on June 4, 1965, Filing No. 28377.

A.P.N. 27-362-03.

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 party of the second part, and to its successors and assigns 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

*Dixie C. Harris*

DIXIE C. HARRIS,  
CORPORATE ASSISTANT SECRETARY

STATE OF NEVADA )  
County of ~~CARSON CITY~~ ) ss

On this 13<sup>th</sup> day of FEBRUARY, 1985, personally appeared before me, a Notary Public, DIXIE C. HARRIS, who acknowledged to me that he executed the foregoing instrument on behalf of LAWYERS TITLE INSURANCE CORPORATION

JEANNIE WOJTOWICZ  
Notary Public Nevada  
Carson City  
My Appointment Expires Oct. 5, 1987

*Jeannie Wojtowicz*  
Notary Public

REQUESTED BY  
LAWYERS TITLE  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'85 FEB 14 A9:42

SUZANNE BEAUDREAU  
RECORDER  
\$16.00 PAID *J. DEPUTY* 113543