

When recorded return to:  
Atlas Thrift  
4016 Kietzke Lane  
Reno, Nevada 89502

R.P.T.T. \$ 48.40

No. R-1611-KC & DO 9347

# TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made **MAY 9, 1985** between  
**CHARTER TITLE INC., a Nevada corporation**

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

**Atlas Thrift of Nevada**

(herein called GRANTEE)

**WITNESSETH:**

WHEREAS, by Deed of Trust dated **July 28, 1983**, and recorded **August 2, 1983** as Document No. **085092** in Book **883** at page **240** of **OFFICIAL RECORDS** in the Office of the County Recorder of **DOUGLAS** County, Nevada,

**Gary W. Liebhard & Joycie M. Liebhard, as husband and wife, Joint Tenants**

did grant and convey the property herein described to **NORTHERN NEVADA TITLE CO.** 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 **November 19, 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 **November 21, 1984** as Document No. **110317** in Book **1184** at page **1661** 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 **DOUGLAS** County of **DOUGLAS** State of Nevada, and fixing the time and place of sale as **May 9, 1985** at **10:00** 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 **April 18, 1985**; 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 **118302**

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 \$ 44,000.00 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:

The Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.&M. Douglas County, Nevada said parcel being further described as follows:

PARCELS B and C as shown on that certain Parcel Map for MARVIN STUART, recorded July 11, 1979, in Book 779, Page 601, Document No. 34391, Official Records of Douglas County, Nevada.

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

STATE OF NEVADA

COUNTY OF Washoe

ss.

CHARTER TITLE COMPANY, a Nevada corporation, Trustee

On May 9, 1985 personally appeared before me, a Notary Public, in and for said County and State, Linda McBride, known to me to be the President 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: Linda McBride  
Linda McBride, President

Signature Karen D Carter

Karen D Carter  
Name (Typed or Printed)



REQUESTED BY  
CHARTER TITLE INS.  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

'85 JUN -7 P12:48

SUZANNE BEAUREAU  
RECORDER  
\$6.00 PAID GU DEPUTY  
(This area for Recorder's use)

118302

(This area for Official Notarial Seal)