## TRUSTEE'S DEED UPON SALE

DOUGLAS COUNTY TITLE CO., INC., a Nevada Corporation, herein called Trustee, does hereby grant and convey, but without covenant or warranty, express or implied, to MICHAEL H. SINGER AND EVELYN SPINKS, Trustee of the Jon Frederick Sarno Trust

herein called Grantee, the real property in the County of Douglas, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A"

Assessment Parcel No. 07-300-19

The conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by A.M.I. HOLDING CORPORATION, a Nevada Corporation

as Trustor, recorded on August 20 , 19 84 , as Document No. 105331 , in Book 884 , Page 1932 , of Official Records in the Office of the Recorder of Douglas County, Nevada; and pursuant to the Notice of Default recorded on December 5 , 19 84 , as Document No. 110859 , in Book 1284 , at Page 344 , of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.

A Notice of Trustee's Sale was published once a week for four consecutive weeks commencing June 20 , 19 85 , in the Record Courier a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted in four public places in the County where the sale was to be held.

At the time and place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on July 16 , 19 85 to said Grantee, being the highest bidder therefore, for \$ 76,551.77 cash, lawful money of the United States, in full satisfaction of the indebtedness then secured by said Deed of Trust.

STATE OF NEVADA

SS

COUNTY OF DOUGLAS

On July 25, 19.85,
personally appeared before me, a
Notary Public, Stephen M. Atkinson,
Vice President and Denice L. Barker,
Secretary/Treasurer who acknowledged
that they executed the above instrument.

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MAIL TAX STATEMENTS TO

Same as above

Documentary Transfer Tax \$ 84.70

Computed on the consideration or value of property conveyed.

Computed on the consideration or value less liens or encumbrances remaining at time of sale.

SIGNATURE OF DECLARANT OR AGENT

DOUGLAS COUNTY TITLE CO., STEAL

STEPHEN M. ATKINSON, Vice President

By: DENICE L. BARKER, Secty/Treasurer

WHEN RECORDED, MAIL TO:

Mr. Michael H. Singer and Evelyn Spinks Trustee of the Jon Frederick Sarno Trust 520 South Fourth Street Las Vegas, NV 89155

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KAREN CRISS Natary Public - Novada Douglas County My Apat, Expires March 25, 1981

## EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

All that certain real property located in the Northwest Quarter of Section 25, Township 13 North, Range 18 East, M.D.B. & M., described as follows:

Beginning at a point located North 89°54' East 326.48 feet, and South 00°09'50" West, 227.70 feet, from the Northwest corner of said Section 25; thence from said point of beginning, North 89°54' East 265.12 feet to a point on the West right of way of Paisades Drive; thence along said West line South 00°56'41" East, 100.25 feet; thence leaving said West line, South 89°57'08" West, 267.06 feet; thence North 00°09'50" East 100.00 feet to the Point of Beginning.

Said description being shown as Parcel 1 of "Delaney Parcel Map" recorded in the Office of the County Recorder of Douglas County Nevada, in Book 977 of Offical Records at Page 1294, as Document No. 13224, Douglas County, Nevada. A.P. No. 07-300-19-7

SUBJECT TO and TOGETHER WITH the right to use the following non-exclusive easements:

A Non-exclusive read easement over a portion of Parcels 2 and 3 of the "Delaney Parcel Map" recorded in the Office of the Douglas County Recorder in Book 977, at page 1294, under recorder's Document No. 13224; the centerline of which is described as follows:

Beginning at a point on the Westerly right of way of Palisades Drive, said point begin located South 39°44'17" East 111.20 feet from the most Northeasterly point of said Lot 3; thence from said point beginning South 18°00'18" West 133.69 feet; thence South 89°54' West 30.00 feet; thence North 39°29'18" West, 84.10 feet to its termination on the South line of said Parcel 2.

A Non-exclusive road easement over a portion of Parceel 2 and 3, of the "Delaney Parcel Map" recorded in the Office of the Douglas County Recorder in Book 977, at page 1294, under Recorder's Document No. 13224, the centerline of which is described as follows:

Beginning at a point on the Westerly right of way of Palisades Drive, said point being located South 39°44'17" East, 111.20 feet from the most Northeasterly point of said Parcel 3, thence from said point of beginning South 18°00'35" West 133.69 feet to a point located 15 feet, North of the Northline of Parcel 1; thence South 89°54' West 90.00 feet to its termination, said easement is to provide a full 30 foot width from beginning to termination.

CONTINUED...

## CONTINUED...

A Common Utility easement 20 feet in width, on, over, and across Parcels 2 and 3 of the "Delaney Parcel Map" recorded in the County of Douglas, under recorder's Document No. 13224, in Book 977, at Page 1294, the centerline of which is described as follows:

Beginning at a point on the Westerly right of way of Palisades Drive, said point being located South 39°44'17" East 77.70 feet from the Northeasterly corner of said Parcel 3; thence from said point of beginning South 50°15'43" West 104.02 feet; thence South 12°19'44" West 94.88 feet to its termination on the South line of said Parcel 2.

A.P. No. 07-300-19



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SUZANNE BEAUDREAU
RECORDER

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