

TRUSTEE'S DEED UPON SALENO. 18110885-4 (Scott)

THIS indenture, made this 27th day of September 1985, between Family Financial Services, Inc., as Trustee as hereinafter stated, herein called Trustee, and CALIFORNIA FEDERAL SAVINGS, NEVADA DIVISION, herein called Grantee,

WITNESSETH:

WHEREAS, by Deed of Trust dated December 28, 1984 and recorded January 10, 1984 in Book 184 of Official Records, as Document No. 093995 in the Office of the County Recorder of Douglas County, State of Nevada, Brady D. Scott and Karin Scott did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of a certain Promissory Note and interest, according to the terms thereof, and other sums of money advanced, with interest hereon, to which reference is hereby made, and,

WHEREAS, on April 3, 1985, the then Beneficiary, or holder of said Note did execute and deliver to the Trustee written Declaration of Default and Demand for Sale and thereafter there was filed for record on April 29, 1985, in the Office of the County Recorder of Douglas County, Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Book 485, as Document No. 116575 of Official Records of said County, and,

WHEREAS, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the statutes in such cases made and provided made and published for more than twenty (20) days before the date of sale therein fixed in the Reno Gazette Journal, a newspaper of general circulation printed and published in the City of Reno, in said County of Washoe, State of Nevada, in which the premises to be sold are situated. Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on the 27th day of September 1985, at the hour of 10:00 A.M. of said day, at the main entrance of California Federal Savings, Nevada Division, 4040 Kietzke Lane, Reno, Nevada 89502, and,

WHEREAS, three true and correct copies of said Notice were posted in three of the most public places in the County of Douglas, State of Nevada, in which said sale was noticed to take place, and where the property is to be sold for not less than

twenty days before the date therein fixed, and,

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with Soldier's and Sailor's Relief Act of 1940, said Trustee, at the time and place aforesaid did then and there at public auction sell the property hereinafter described to said Grantee for the sum of One Hundred Twenty Six Thousand Five and 89/100's Dollars (126,005.89), said Grantee being the highest and best bidder therefore.

NOW, THEREFORE, Trustee, in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenant, express or implied, unto said Grantee all that certain property situated in the County of Douglas, State of Nevada, described as follows:

Legal Description attached hereto and made a part hereof.

TOGETHER with all appurtenances in which Trustor has any interest, including water rights benefitting said realty whether represented by shares of a company or otherwise.

IN WITNESS WHEREOF, the said Family Financial Services, Inc., as Trustee, has this day caused its name and seal to be hereunto affixed.

FAMILY FINANCIAL SERVICES, INC.

BY: Howard Furner
Howard Furner, Vice President

STATE OF NEVADA) SS
COUNTY OF WASHOE)

On this 27th day of September 19 85, personally appeared before me, a Notary Public, Howard Furner, who acknowledged that he executed the above instrument.

Lori L. Muhlenberg
Notary

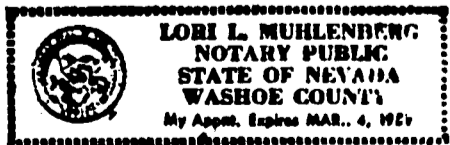
When Recorded, Mail to:

California Federal

P.O. Box 10590

Reno, NV 89510-0590

Attn: Angie Strum



DESCRIPTION SHEET

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

Lot 1, Block A, as shown on the Official Plat of Manzanita Heights, recorded in the office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934.

TOGETHER WITH an undivided 1/15ths interest in and to Lot A, (Common Area), as shown on the Official Map of Manzanita Heights, filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934.

TOGETHER WITH a 20 foot wide access easement for ingress and egress purposes as granted by Kenneth C. Kjer, et ux in Document recorded October 2, 1979, in Book 1079, Page 192, Official Records of Douglas County, Nevada;

a 30 foot wide utility easement as granted by Kenneth C. Kjer, et ux, in Document recorded October 2, 1979, in Book 1079, Page 194, Official Records of Douglas County, Nevada; and

a 5 foot wide slope easement as decided by Kenneth C. Kjer, et ux, in Document recorded August 28, 1979, in Book 879, Page 2107, Official Records of Douglas County, Nevada.

Assessor's Parcel No. 07-470-01

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

'85 OCT 10 AM 11:37

SUZANNE BEAUDREAU
RECORDER

\$ 7.00 PAID W DEPUTY

125094
BOOK **1085** PAGE **1161**