

7103961F

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

ORDER NO. _____

IN THE MATTER OF the Deed of Trust made by PERRY GRANT BEATTY AND KATHLEEN MARIE BEATTY,

husband and wife _____, Trustor, to LAWYERS TITLE OF NORTHERN NEVADA, INC.

a Nevada corporation _____, Trustee, dated October 30, 1984,

Recorded November 14 1984, as Document No. 110016, in Book 1184, Page 1076,

of Official Records, in the office of the County Recorder of Douglas County, Nevada,

securing among other obligations, _____ Note for \$ 16,700.00

in favor of WILLIAM J. KOLBE AND HELEN E. KOLBE, 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:

Non-payment of principal and interest due and payable on November 14, 1984. plus any subsequent installments that may become due and any and all advances made, if any, for prior encumbrances, real property taxes and assessments, plus any lates and fire insurance premiums, if applicable.

There is now owing and unpaid upon said note the sum of \$ 16,700.00 principal and interest

thereon from November 14, 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 DOUGLAS COUNTY TITLE CO., INC., a Nevada corporation, as substituted 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.

APN 35-272-04

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

William J. Kolbe
William J. Kolbe

On November 18, 1985
personally appeared before me, a Notary Public,
William J. Kolbe and
Helen E. Kolbe

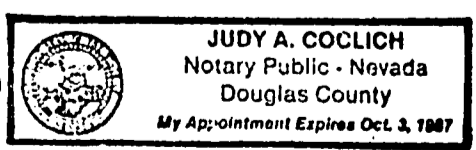
Helen E. Kolbe

who acknowledged that they executed
the above instrument.
Judy A. Coclich

Notary Public

Judy A. Coclich

(SEAL)



FOR RECORDER'S USE

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

'85 NOV 22 P2:22

SUZANNE BEAUDREAU
RECORDER

\$ 5.00 PAID PL DEPUTY

127340

BOOK **1185** PAGE **2317**

WHEN RECORDED, MAIL TO: