

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

ORDER NO. 104041-F

IN THE MATTER OF the Deed of Trust made by JOSEPH F. MORGAN and ANGELA N. MORGAN, Trustor, to DOUGLAS COUNTY TITLE CO., INC., Trustee, dated August 10, 1983, Recorded August 18 1983, as Document No. 085772, in Book 883, Page 1531, of Official Records, in the office of the County Recorder of Douglas County, Nevada, securing among other obligations, Promissory Note for \$ 12,125.00 in favor of ROBERT D. KIAR and JERALDINE V. KIAR 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:
of monthly installment due November 18, 1985, in the amount of \$174.33, including principal and interest, 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 late charges and fire insurance premiums, if applicable.

APN 27-333-12-9

There is now owing and unpaid upon said note the sum of \$ 10,609.91 principal and interest thereon from October 18, 1985.

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 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.

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 CALIFORNIA }
COUNTY OF _____ } SS

Robert D. Kiar
ROBERT D. KIAR
Jeraldine V. Kiar
JERALDINE V. KIAR

On _____ personally appeared before me, a Notary Public,

who acknowledged that _____ he _____ executed the above instrument.

Notary Public

(SEAL)

WHEN RECORDED, MAIL TO:

FOR RECORDER'S USE

132180
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STATE OF CALIFORNIA

COUNTY OF ... Tuolumne

ss.

On this 28th day of ... February ... in the year 1986

....., before me,
Theresa S. Schultz, a Notary Public, State of California,
duly commissioned and sworn, personally appeared
Robert D. Kiar and Jeraldine V. Kiar

personally known to me (or proved to me on the basis of satisfactory evidence) to be
the person S. whose name are.....
subscribed to this instrument, and acknowledged that .. t he y. . . executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal
in the .. said .. County of
California .. on the date set forth above
in this certificate.

Theresa S. Schultz
Notary Public, State of California
My commission expires November 7, 1986

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Cowdery's Form No. 32 — Acknowledgement to Notary Public — Individuals — (C.C. Sec. 1189) — (Rev. 1/83)

COOPY

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

'86 MAR 17 P12:19

SUZANNE BEAUDREAU
RECORDER

\$ 6.00 PAID Bl DEPUTY

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