

TRUSTEE'S DEED UPON SALE

R.P.T.T. \$ 0

NO. 18110886-2

THIS INDENTURE, made this 20 day of March 1986, between FAMILY FINANCIAL SERVICES, INC., as Trustee as hereinafter stated, herein called Trustee, and CALIFORNIA FEDERAL SAVINGS, NEVADA DIVISION, herein called Grantee,

W I T N E S S E T H:

WHEREAS, by Deed of Trust dated December 28 1983, and recorded January 10 1984, in Book 184 of Official Records, as Document NO. 093999 in the Office of the County Recorder of Douglas County, State of Nevada, Lawrence W. Roth and Renee S. Roth

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 thereon, to which reference is hereby made, and

WHEREAS, on October 30 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 November 18 1985, in the Office of the County Recorder of Douglas County, Nevada, a Notice of Default and Election To Sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Book 1185, as Document No 126866 of Official Records of said County, and,

WHEREAS, Trustee, in consequence of Notice of Default and Election To Sell gave due and legal notice by Notice of Sale in each and every manner as provided by law that it would under the provision 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 20TH day of March 1986, 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. Said Notice of Sale was published in the Reno Gazette-Journal in its issues dated 2-27-1985 3-6-86 and March 13, 1986; was posted in three public places on February 19 1986; and was mailed via registered mail, return receipt requested, to the persons entitled therto on February 20 1986; and

WHEREAS, compliance habing 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 habing 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 described to said Grantee for the sum of

(125,000.00), said Grantee Being the highest and best bidder there-
of.

NOW, THEREFORE, Trustee, in consideration of the premises recited and
the above mentioned sum 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, in-
cluding 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)
COUNTY OF WASHOE) SS

On this 20th day of March 19 80, personally appeared before
me, a Notary Public, Howard Furner, who acknowledged that he executed the
above instrument.

Lisa A. Woods
Notary

When Recorded, Mail to: (also tax bill)

California Federal
P.O. Box 10590
Reno, Nv. 89510-0590
Attn: Bridgette Mitchell

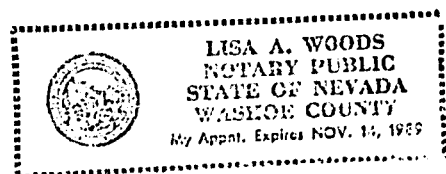


EXHIBIT "A"
DESCRIPTION SHEET

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

Lot 3, Block B , 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 1/15th 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, Book 1079, Page 194, Official Records of Douglas County, Nevada; and

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

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

'86 MAR 31 A11:46

SUZANNE STAUDREAU
RECORDER

\$ 700 PAID. NY DEPUTY **132785**
BOOK **386**

Page 2503