

After recording mail to:
Mr. and Mrs. Melvin O. Landrum
26771 Eldridge Avenue
Hayward, CA 94544

R.P.T.T. -0-

28044-FCL

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 19th day of March, 1986,
between STEVEN D. INGERSOLL and ERNESTINE K. INGERSOLL, husband and wife
the party of the
first part, and MELVIN O. LANDRUM and INA JEAN LANDRUM, husband and wife,
as Joint Tenants
the party of the
second part.

WITNESSETH:

That said party of the first part executed a promissory note
secured by a deed of trust dated August 29, 1985, wherein party of
the first part, was trustor and party of the second part was beneficiary,
and wherein SIERRA LAND TITLE CORPORATION, A Nevada Corporation
was trustee, which deed
of trust was recorded Aug. 30, 1985 in the Official Records of Douglas
County, State of Nevada, as Document No. 122516, in Book 885 Page 3425

NOW, THEREFORE, in consideration of the aforementioned and
in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of
the United States of America, the receipt whereof is hereby acknowledged,
the party of the first part, do by these presents grant, bargain, and sell
unto the said party of the second part, and to its heirs and assigns forever,
all that certain real property situate in the County of Douglas, State of Nevada
Nevada, described as follows:

Lot 128, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 3,
filed in the office of the County Recorder of Douglas County,
Nevada, on March 31, 1969..

This deed is an absolute conveyance from the party of the first
part to party of the second part in consideration for the full satisfaction of
all obligations secured by the deed of trust dated August 29, 1985 executed
by party of the first part as trustor, in which party of the second part is
named as beneficiary, and SIERRA LAND TITLE CORPORATION, a Nevada Corporation
, is named as trustee, and recorded August 30, 1985 in the Official
Records of Douglas County, State of Nevada, as Document No. 122516, in
Book 885, Page 3425,

132809

BOOK 386 PAGE 2548

