

Atlas Thrift of Nevada
518 Garces Avenue
Las Vegas, Nevada 89101

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made

April 17, 1986

between

NEVADA TRUST DEED SERVICES INC.

a Nevada corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and

ATLAS THRIFT OF NEVADA, a Nevada Corporation

(herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated July 3, 1984, and recorded July 9, 1984 as Document No. 103255 in Book 784 at page 618 of Official Records in the Office of the County Recorder of Douglas County, Nevada, RICHARD J. ROMANO and MAUREEN ROMANO, husband and wife as joint tenants

did grant and convey the property herein described to Lacelaw Corporation, D.B.A. Charter Title upon the Trusts therein expressed, to secure, among other obligations, payment of That certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

WHEREAS, breach and default occurred under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default, to which reference is hereinafter made; and

WHEREAS, on December 13, 1985 the Owner of said note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of said Breach and Default and of Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded December 19, 1985 as Document No. 128451 in Book 1285 at page 1685 of Official Records in the Office of the County Recorder of said County; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and in compliance with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly therein and hereinafter described, said property being in the County of Douglas, State of Nevada, and fixing the time and place of sale as April 17, 1986 at 10:00 o'clock A.M. at the Front entrance of the office of the Trustee located at 1409 South Virginia Street, Reno, Nevada 89502 and caused a copy of said Notice to be posted for twenty days successively in three public places in the City or Township of EAST FORK where said property is located, and in three public places in the City of MINDEN & RENO, where said property was to be sold; and said Trustee caused a copy of said Notice to be published once a week for three successive weeks before the date of sale in RECORD COURIER/RENO GAZETTE, a newspaper of general circulation printed and published in the County in which said real property is situated, the first date of such publication being March 27, 1986; and,

WHEREAS, copies of said recorded Notice of Default and said Notice of Sale were mailed to all those who were entitled thereto in accordance with Section 107.090 of the Nevada Revised Statutes; and

WHEREAS, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

WHEREAS, at the time and place fixed as aforesaid ~~Substituted~~ Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$146,000.00 paid in lawful money of the United States of America by the satisfaction of the indebtedness then secured by the said Deed of Trust, pro tanto.

NOW THEREFORE, Trustee, in consideration of the premises recited and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, express or implied, all that certain property situate in the County of DOUGLAS, State of Nevada, described as follows:

A parcel of land located in the North 1/2 of Section 11, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 11, proceed North 89 degrees 59'11" West, 1318.05 feet to the TRUE POINT OF BEGINNING, which is the Northeast corner of the parcel; thence South 0 degrees 16'37" West, 683.22 feet to the Southeast corner; thence North 89 degrees 49'04" West, 651.25 feet to the Southwest corner; thence North 00 degrees 16'37" East, 683.22 feet more or less, to the North Section Line of said Section 11, which is the Northwest corner; thence South 89 degrees 5.'11" East, along the section line 651.25 feet, more or less, to the POINT OF BEGINNING.

Being a portion of Parcel 1 on the certain parcel map filed September 3, 1976, under Document No. 02981.

IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its President, thereunto duly authorized by resolution of its Board of Directors.

STATE OF NEVADA }
COUNTY OF Washoe } ss.

On April 21, 1986 personally appeared before me, a Notary Public, in and for said County and State, Phillip E. Frink, known to me to be the President of the Corporation that executed the foregoing instrument and upon oath, did depose that he is the Officer of the Corporation as above designated; that he is acquainted with the seal of said Corporation and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated after said signatures; and that said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

NEVADA TRUST DEED SERVICES INC.
as Trustee aforesaid.

BY: Phillip E. Frink
Phillip E. Frink, President

Signature Gina Altizer

REQUESTED BY
SILVER STATE TITLE AND ESCROW CO. INC.
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'86 APR 24 P12:20

SUZANNE E. BROWN
RECORDER

133858

5600 PAID BR DEPUTY
(This area for Recorder's use)

Name (Typed or Printed)
GINA ALTIZER
Notary Public - State of Nevada
Appointment Recorded In Washoe County
MY APPOINTMENT EXPIRES OCT. 1, 1988

(This area for Official Notarial Seal)