

LAWYERS TITLE of Las Vegas
Box 1957 LAS VEGAS. NV
89101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

Trustee's Deed Upon Sale

T. O. No. 116577-EB

Affix I.R.S. \$1.10

This Indenture, made May 5, 1986, between LAWYERS TITLE OF LAS VEGAS, INC. a Nevada corporation, as Trustee under the hereinafter mentioned Deed of Trust (herein called Trustee), and ALLIANCE FEDERAL SAVINGS AND LOAN ASSOCIATION, a Louisiana Corporation

(herein called Grantee), Witnesseth:

Whereas, CREATIVE MARKETING SYSTEMS, INC., a Nevada Corporation, NORMAN B. JENSON an unmarried man, and MICHAEL SPEAKS, an unmarried man

by Deed of Trust dated December 20, 1984 and recorded December 21, 1984 as Document No. 2129632, in book 2039, at page of Official Records, in the office of the county recorder of the County of DOUGLAS Nevada

did grant and convey to said Trustee upon the Trusts therein expressed, the property hereinafter described to secure, among other obligations, payment of one certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

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

Whereas, on August 15, 1985 the then Beneficiary or holder of said note did execute and deliver to Trustee written Declaration of Default and Demand for Sale, and thereafter there was filed for record on August 29, 1985, in the office of the county recorder of said County, a Notice of said Breach and Default and of Election to cause Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was duly recorded in book 885, Document No. 122399 of Official Records of said County; and

Whereas, Trustee, in consequence of said Declaration of Default, Election, Demand for Sale, and in compliance with the terms of said Deed of Trust did execute its Notice of Trustee's Sale stating that it, as such 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, 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 On December 26, 1985 at 10:00 A. M. at the entrance to Lawyers Title of Las Vegas, Inc., 333 South Third Street, Las Vegas, Nevada; said sale was postponed until May 5, 1986 at 9:00 A. M. at the same location, and did cause copies of said Notice to be posted for not less than twenty days before the date of sale therein fixed, as follows:

In three public places in the said County of Douglas wherein said property was to be sold, to-wit:

Also one in a conspicuous place on the property to be sold; and said Trustee did cause a copy of said Notice to be published once a week for twenty days before the date of sale therein fixed in The Record Courier a newspaper of general circulation, printed and published in the city or district in which said real property is situated, the first date of such publication being December 2, 1985; 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

134537

Whereas, Trustee did at the time and place of sale fixed as aforesaid, then and there sell, at public auction, to said Grantee, aforementioned being the highest bidder therefor, the property hereinafter described, for the sum of \$ 1,000.00 paid in cash, lawful money of the United States by the partial satisfaction of the indebtedness then secured by said Deed of Trust.

Now, Therefore, Trustee, in consideration of the premises recited and of the sum above mentioned bid and paid by Grantee, the receipt whereof is hereby acknowledged, and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, aforementioned 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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION.

In Witness Whereof, said LAWYERS TITLE OF LAS VEGAS, INC. as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Vice-President and Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.

MARY PICKENS
Notary Public - State of Nevada
COUNTY OF CLARK
My Appointment Expires:
March 20, 1989

LAWYERS TITLE LAS VEGAS, INC., as TRUSTEE aforesaid.

By *C. H. Bouchard*
C. H. BOUCHARD Vice-President
By *Joann Fike*
JOANN FIKE Assistant Secretary

STATE OF NEVADA
COUNTY OF

SPACE BELOW FOR RECORDER'S USE ONLY

CLARK

SS.

On May 5, 1986
before me, the undersigned, a Notary Public in
and for said County and State, personally appeared
C. H. BOUCHARD

known to me to be a Vice-President, and
JOANN FIKE
known to me to be an Assistant Secretary of
LAWYERS TITLE OF LAS VEGAS, INC.; the Corporation
that executed the within Instrument as Trustee, known to
me to be the persons who executed the within Instrument
on behalf of the Corporation therein named, and acknowl-
edged to me that such Corporation executed the same as
Trustee.

WITNESS my hand and official seal.

(Seal) *Mary Pickens*
Notary Public in and for said County and State.

134537

BOOK 586 PAGE 701

When recorded mail to: Alliance Federal Savings and Loan Association
c/o Samuel Lionel, Esq., 300 So. Fourth St., #1700, Las Vegas, NV 89101

Title Order No.	WHEN RECORDED MAIL TO	Trustee's Deed Upon Sale	Lawyers Title of LAS VEGAS P.O. BOX 1947 333 SOUTH THIRD STREET LAS VEGAS, NEVADA
T. O. No.			
Recorded at the request of:			

EXHIBIT "A"

PARCEL 1:

Lots thirty-four (34), Thirty-five (35), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Forty-four (44), Forty-five (45), Forty-nine (49), Fifty-one (51), Fifty-six (56), Fifty-seven (57), Fifty-eight (58), Sixty-four (64), Sixty-Six (66), Sixty-seven (67), Sixty-nine (69), Seventy-six (76), Seventy-seven (77), Seventy-eight (78), One Hundred Seven (107), One Hundred Thirteen (113), One Hundred Fourteen (114), One Hundred Fifteen (115), One Hundred Eighteen (118), One Hundred Nineteen (119), One Hundred Twenty-four (124), one Hundred Twenty-five (125), one hundred Twenty-six (126) and One Hundred Twenty-seven (127) as shown by map of Gardnerville Rancho's Unit No. 5 recorded in the Office of the Douglas County Recorder on November 4, 1970, as Document No. 50056;

AND

PARCEL II:

Lots Six (6), Fifteen (15), Nineteen (19), Twenty (20), Twenty-seven (27), Thirty (30), Thirty-Two (32), Eighty-three (83), Eighty-five (85), Eighty-eight (88), Eighty-nine (89), Ninety-one (91), Ninety-two (92), Ninety-six (96), Ninety-seven (97), Ninety-Nine (99), One Hundred (100), One Hundred Ten (110), One Hundred Eleven (111), One Hundred Seventeen (117), One Hundred Twenty-eight (128), One Hundred Thiry (130), One Hundred Thirty-One (131), One Hundred Thirty-three (133), One Hundred Thirty-four (134), One hundred Thirty-nine (139), One Hundred Forty (140), One Hundred Forty-one (141) and One Hundred Forty-Two (142) as shown by map of Gardnerville Rancho's Unit No. 5 recorded in the Office of the Douglas County Recorder on November 4, 1970, as Document No. 50056.

o0o

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

Las Vegas

'86 MAY -8 AM 10:01

SUZANNE BEAUDREAU
RECORDER

\$ 17.00 PAID *me* DEPUTY 134537

BOOK 586 PAGE 702