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NOTICE OF BREACH AND DEFAULT AND
ELECTION TO SELL UNDER DEED OF TRUST

TO: LEONARD FAIKE and JEAN FAIKE

NOTICE IS HEREBY GIVEN by the undersigned Beneficiaries under the Deed of Trust made and executed and delivered by Leonard Faike and Jean Faike, as Trustor, to First American Title Company of Nevada, as Trustee, on March 29, 1971, as Document No. 52023, Book 85, page 226, of the Official Records in the office of the County Recorder of Douglas County, Nevada, securing a note in the amount of \$38,000.00 in favor of Monty M. Burke and Arlene S. Burke, husband and wife, as joint tenants, and conveying to the Trustee in trust that certain real property situated in Douglas County, Nevada, more commonly known as Lots 32, 33 and 34 as shown on that certain map entitled Saratoga Heights, Subdivision No. 1, filed on May 15, 1961 in the office of the County Recorder of Douglas County, Nevada under File No. 17827, that a breach of the obligations imposed by said Deed of Trust has occurred as follows:

1. There has been a default in the payment of the principal and interest in the sum of \$252.82 due on July 1, 1986 and all subsequent monthly installments, together with monthly late charges of \$10.11 for each delinquent monthly installment.

2. There has been a further default under the terms of said Deed of Trust by reason of Trustor's failure to keep the property insured.

3. There is a further default under the terms of

1 said Deed of Trust in that Trustor has failed to keep the above-
2 described property in good condition and repair which has sub-
3 stantially impaired Beneficiaries' security interest.

4 5. There is a further default under the terms of the
5 Deed of Trust in that Trustor may have failed to pay taxes and
6 assessments.

7 That the undersigned Beneficiaries have elected to
8 consider all of the principal and interest due in consequence of
9 the above-described breaches and default in accordance with the
10 terms of such Deed of Trust and Promissory Note, and conse-
11 quently the entire unpaid balance of \$24,741.68 with interest at
12 the rate of seven percent (7%) per annum is now due and payable,
13 together with all costs and expenses incurred by the Beneficiar-
14 ies in connection with this notice of default and election to
15 sell under Deed of Trust. The undersigned Beneficiaries have
16 elected to sell or cause to be sold the real property described
17 in the Deed of Trust attached hereto to satisfy such obligation.

18 You may have the right to cure the default herein and
19 reinstate the one obligation secured by such Deed of Trust above
20 described. Section 107.080 of the Nevada Revised Statutes
21 permits certain defaults to be cured upon the payment of the
22 amounts required by that section without requiring payment of
23 that portion of principal and interest which would not be due
24 had no default occurred. Where reinstatement is possible, if
25 the default is not cured within 35 days following the recording
26 and mailing to Trustor or Trustor's successor in interest of
27 this notice, the right of reinstatement will terminate and the
28 property may thereafter be sold. To determine if reinstatement

1 is possible and the amount, if any, necessary to cure the
2 default, contact Bruce T. Beesley, Esq., 71 Washington Street,
3 Reno, Nevada 89503.

4 DATED this 25 day of July, 1986.

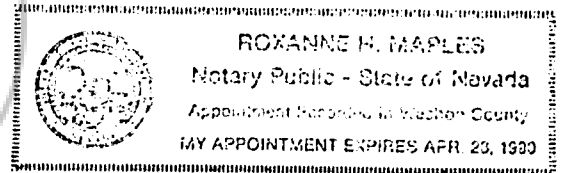
5 Monty M. Burke
6 MONTY M. BURKE

7 Arlene S. Burke
8 ARLENE S. BURKE

9 STATE OF NEVADA)
10) ss.
11 COUNTY OF WASHOE)

12 On July 25th, 1986, before me, a Notary Public,
13 personally appeared Monty M. Burke and Arlene S. Burke, known to
14 me to be the persons whose names are subscribed to the within
15 instrument and acknowledged that they signed the within
16 document.

17 Roxanne H. Maples
18 NOTARY PUBLIC



19
20 ✓ RETURN TO:

21 BRUCE T. BEESLEY, ESQ.
22 71 Washington Street
23 Reno, Nevada 89503

24
25 . REQUESTED BY
Robison, Lyle et al
26 IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

27 '86 JUL 29 A10:45

28 SUZANNE BEAUBREAU
RECORDER

\$ 7.00 PAID RL DEPUTY