Order	No.	104058F	
	110.	TO 10 201	

## TRUSTEE'S DEED UPON SALE

	DOUGLAS CO	UNTY TITLE	E CO., INC.	, a Nevada	a corporat	cion, here	in called T	rustee,
does	hereby gra	int and con	nvey, but w	ithout cov	venant or	warranty,	express or	implied,
to ·	JAMES M. TENANTS	ROBERTS	and LORR	AINE G. R	OBERTS,	HUSBAND	AND WIFE,	AS JOINT

herein called Grantee, the real property in the County of DOUGLAS , State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by SIMEON E. BAUER, JR. AND KATHLEEN C. BAUER, HUSBAND

AND WIFE JULY 30, 1985 as Trustors, recorded on , as Document No. 120772 Book 785 , page 2385 , of Official Records in the Office of the Recorder of County, Nevada, and pursuant to the Notice of Default recorded on APRIL 16, 1986 , as Document No. <u>133515</u> , in Book 486 of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.

A Notice of Trustee's Sale was published once a week for four consecutive weeks commencing on JULY 31, 1986 , in the RECORD COURIER , a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted in four public places in the County where the sale was to be held.

At the time and place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on <u>AUGUST 28</u>, <u>1986</u> said Grantee, being the highest bidder therefore, for \$ 64,313.56 lawful money of the United States, in full satisfaction of the indebtedness then secured by said Deed of Trust.

DOUGLAS COUNTY TITLE CO.

JUDY A. COCLICH

DARLENE ADAMS

Notary Public - Nevada

Douglas County My Appointment Expires Feb. 6, 1983

VICE PRESTENT

DATED: September 11, 1986

STATE OF NEVADA

SS COUNTY OF DOUGLAS

, personally SEPTEMBER 11, 1986 appeared before me, a Notary Public,

JUDY A. COCLICH who acknowledged that <u>she</u> executed the within instrument.

Urllni DARLENE ADAMS

Notary Public

Mail Tax Statements To:

MR. and MRS. JAMES M. ROBERTS C/O MR. ROBERT G. TRULL

1053 KEITH, BERKELEY, CA 94708

Documentary Transfer Tax \$

Grantee was the foreclosing Beneficiary consideration \$ 64,313.56; unpaid debt \$64,313.56; non exempt amount \$-0-

Computed on the consideration or value of

property conveyed,

Computed on the consideration or value less liens or encumbrances remaining at time of

SIGNATURE OF DECLARANT OR AGENT JUDY A. COCLICH

VICE PRESÍDENT

EXHIBIT "A"

## LEGAL DESCRIPTION

All that certain lot, piece of parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 17, as shown on the Map of KINGSBURY HIGHLANDS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on December 26, 1961, Document No. 19280. Excepting therefrom that portion as Deeded to Kingsbury General Improvement District in Deed recorded December 17, 1974, in Book 1274, Page 497, Document No. 76978, Official Records of Douglas County, State of Nevada, described as follows:

Beginning at the Northwest corner of Lot 17, Kingsbury Highlands, Unit No. 2, as shown on the map recorded in file No. 19280, Records of Douglas County, Nevada; thence South 89 44'26" East, 42.0 feet; thence South 0 15'34" West, 51.8 feet to a point on the Northeasterly line of Laurel Lane; thence along Laurel Lane North 49 24'28" West, 33.5 feet; thence along a 41.48 foot radius curve to the right, through an angle of 49 20'04" a distance of 35.81 feet to the point of beginning.

That portion of Lot 18, as shown on the map of KINGSBURY HIGHLAND UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on December 26, 1961, more particularly described as follows; A strip of land five (5) feet Southeasterly from the lot line common to Lot 17 and 18 as delineated on the Official Map of Kingsbury Highland Unit No. 2.

Assessor's Parcel No. 07-344-01 (Portion)

REQUESTED BY

OOUGLAS COUNTY TITLE

IN OFFICIAL RECORDS OF

DOUGLAS COST HEVADA

'86 SEP 11 P12:53

SUZANNE BEAUGREAU RECORDER

PAID WE DEPUTY

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BOOK 986 PAGE 1373