

WHEN RECORDED MAIL TO:  
Sunkist Service Company  
540 E. Main Street, 2nd Floor  
Stockton, CA 95202

R.P.T.T. \$ 180.40

SFS - 85-6-1308  
TS # - 19807718

DO-13880-TJG

**ORIGINAL**

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 4TH day of SEPTEMBER, 1986 between STATEWIDE FORECLOSURE SERVICES, INC., a corporation as trustee under the hereinafter mentioned DEED OF TRUST (herein called TRUSTEE) and SUNKIST SERVICE COMPANY, A NEVADA CORPORATION, herein called GRANTEE.

WITNESSETH

WHEREAS, H.F. DANGBERG LAND COMPANY, A NEVADA CORPORATION, by DEED OF TRUST dated JULY 19, 1984 and recorded JULY 20, 1984, in Book 784 at Page 1830 as Instrument Number 103850 of Official Records, in the Office of the County Recorder of the County of DOUGLAS, State of Nevada, did grant and convey to said TRUSTEE upon the trusts therein expressed, the property hereinafter described 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 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 APRIL 25, 1986 the Beneficiary or holder of said Note did execute and deliver to TRUSTEE, a written declaration of default and demand for sale and thereafter on MAY 5, 1986, there was filed for record 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 586 at Page 403, as Instrument Number 134408, of Official Records of said County; and WHEREAS, TRUSTEE, in consequence of said declaration of default, election, and 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 SEPTEMBER 4, 1986 at 10:30 o'clock A.M. of said day at the FRONT ENTRANCE TO NORTHERN NEVADA TITLE COMPANY, 512 NORTH DIVISION STREET, in the City of CARSON CITY, County of CARSON CITY, State of Nevada, and did cause copies of said Notice be posted for not less than twenty days before the date of sale in three public places in the City of MINDEN, wherein real property is located; 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 THE RECORD COURIER, a newspaper of general circulation, printed and published in the Judicial Township

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in which said real property is situated, the first date of such publication being AUGUST 14, 1986, second being AUGUST 21, 1986, and the third being AUGUST 28, 1986. 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, TRUSTEE did at the time and place of sale, then and there sell at public auction, the property hereinafter described for the sum of \$823,939.90 Dollars, paid by the satisfaction of the indebtedness then secured by said DEED OF TRUST.

NOW, THEREFORE, TRUSTEE, in consideration of the premises recited and of the sums above mentioned bid and paid by the GRANTEE, the receipt whereof is hereby acknowledged, and by virtue of the authority vested in it by said DEED OF TRUST, does hereby Grant and Convey unto GRANTEE, but without any covenant or warranty, express, or implied, all that certain property situate in the City of MINDEN, County of DOUGLAS, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED TO AND MADE A PART HEREOF

TRUSTEE'S DECLARATION: GRANTEE WAS FORECLOSING BENEFICIARY

IN WITNESS WHEREOF, said STATEWIDE FORECLOSURE SERVICES, INC., as TRUSTEE, has this day caused its corporation name to be affixed by its ASSISTANT VICE-PRESIDENT thereunto duly authorized by resolution.

STATEWIDE FORECLOSURE SERVICES, INC  
as TRUSTEE

BY Steven E. Ames  
STEVEN E. AMES, ASSISTANT VICE-PRESIDENT

STATE OF CALIFORNIA  
COUNTY OF SACRAMENTO

On this 4TH of SEPTEMBER in the year 1986 before me, Tara Farabaugh, a Notary Public, State of California, duly commissioned and sworn personally appeared Steven E. Ames personally known (or proved on the basis of satisfactory evidence) to be the Assistant Vice-President of the corporation that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same Trustee's Deed Upon Sale.

IN WITNESS WHEREOF I have hereunto set my hand official seal in the City of Sacramento, County of Sacramento, State of California, on the date set forth above in this certificate.

Tara Farabaugh  
Tara Farabaugh  
Notary Public, State of California



(This area for Official Notary Seal)

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(This area for Recorder's use)

All that certain lot, piece or parcel of land situated in the County of Douglas, State of Nevada more particularly described as follows:

The East 1/2 of the Southeast 1/4 of Section 15 and the East 1/2 of the Northeast 1/4 of Section 22, Township 13 North, Range 20 East, M.D.B. & M.

Reference is made to that Land Division map recorded November 29, 1978 in Book 1178 of Official Records at page 1599, Douglas County, Nevada records as Document No. 27700. Whereon the above described property is shown as parcels 69,80,81 and 94

Excepting therefrom those portions of the above described property deeded to Thomas E. Nevis and Samuel A. Nevis by John B. Anderson and Edith Anderson in deed recorded November 2, 1983 in Book 1183 of Official Records, at page 229, Douglas County, Nevada as Document No. 90386. Said parcel being further shown on that record of Survey for John B. and Edith Anderson recorded November 7, 1983 in Book 1183 at Page 638 as Document No. 90543.

RESERVING THEREFROM non-exclusive road easements over and across said parcels here-in-above mentioned as set forth on that Land Division Map being portion of Parcel 2 Land Division Map, Document No. 19092, being portions of Sections 2, 3, 4, 5, 9, 10, 11, 12, 15, 16, 21, and 22, Township 13 North, Range 20 East, M.D.B. & M., filed for record in the office of the County Recorder of Douglas County, Nevada on November 29, 1978, as Document No. 27700.

TOGETHER with non-exclusive road easements over and across the parcels of lands here-in-above mentioned as set forth on that land Division map being portion of Parcel 2 land division map, Document No. 19092, being portions of Sections 2, 3, 4, 5, 9, 10, 11, 12, 15, 16, 21 and 22 Township 13 North, Range 20 East, M.D.B. & M., filed for record in the office of the County Recorder of Douglas County, Nevada on November 29, 1978, as Document No. 27700. Except therefrom all those certain road easements traversing the here-in-above first mentioned parcels of land.

REQUESTED BY  
*Northern Nevada Title Company*  
 IN OFFICIAL RECORDS OF  
 DOUGLAS COUNTY, NEVADA

'86 OCT 13 P2:13

SUZANNE BEAUDREAU  
 RECORDER

\$ 7.00 PAID 24 DEPUTY

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