

RPTT: \$51.15

# TRUSTEE'S DEED

This Indenture, made this 27th day of February, 1987

between

## UNITED SECURITY COMPANY

a Nevada corporation, as Trustee as hereinafter stated, herein called Trustee, and ROBERT A. RAUSCH, a single man, as to an Undivided 95.333% interest and SUSAN J. ARTHUR, as to an Undivided 4.667% interest.

herein called Grantee. WITNESSETH:

WHEREAS, CHARLES MC CARTY, an unmarried man

by Deed of Trust dated December 26, 1985, and recorded December 30, 1985, in Book 1285, page 2407 of Official Records, as Document No. 128787, in the office of the County Recorder of Douglas County, State of Nevada.

did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note and interest, according to the terms thereof and other sums of money advanced, with interest thereon, to which reference is hereby made, 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 March 22, 1986, the then Beneficiary, or holder of said note did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on April 22, 1986, in the office of the County Recorder of Douglas County, Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Book 486, page 1927, as Document No. 133739 of Official Records of said County, and,

WHEREAS, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in The RENO GAZETTE JOURNAL, a newspaper of general circulation printed and published in the City of Reno, in the Reno Judicial Township in said County of Washoe, State of Nevada. And in the Record Courier, a Newspaper of general circulation printed and published in the City of Gardnerville, Douglas County, in which the 9th Judicial Township the premises to be sold are situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on the 27th day of February, at the hour of 10:00 AM of said day, at UNITED MORTGAGE COMPANY, located at 790 S. Virginia, in the City of Reno Nevada, and,

WHEREAS, three true and correct copies of said Notice were posted in three of the most public places in the RENO Judicial Township, County of WASHOE, State of Nevada, in which said sale was noticed to take place, and in a conspicuous place on the land so noticed to be sold, for not less than twenty days before the date of sale therein fixed, and in three of the most public places in the cities of Minden and Gardnerville, County of Douglas, State of Nevada, for not less than 20 days before the date of sale therein fixed, and

WHEREAS, compliance having been made with all of the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place designated above

did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of FORTY-SIX THOUSAND TWO-HUNDRED SIXTY-FIVE AND 74/100----- Dollars (\$ 46,265.74 ), said Grantee being the highest and best bidder therefor.

NOW, THEREFORE, Trustee, in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, express or implied, unto the said Grantee all that certain property situate in the County of DOUGLAS State of Nevada, described as follows:

PARCELS C & D, AS SET FORTH ON PARCEL MAP #1 FOR RICHARD M. & MARGARET A. WISEMAN, BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., FILED FOR RECORD SEPTEMBER 13, 1983 IN BOOK 983, PAGE 811, DOCUMENT NO. 86761, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

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TOGETHER WITH all appurtenances in which Trustor has any interest, including water rights benefitting said realty whether represented by shares of a company or otherwise.

IN WITNESS WHEREOF the said UNITED SECURITY CO. as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Vice President ~~XXXX~~ ~~XXXXXXXX~~, thereunto duly authorized by resolution of its Board of Directors.

UNITED SECURITY CO. TRUSTEE aforesaid

By *Cynthia J. Stanley* VICE-President  
CYNTHIA J. STANLEY

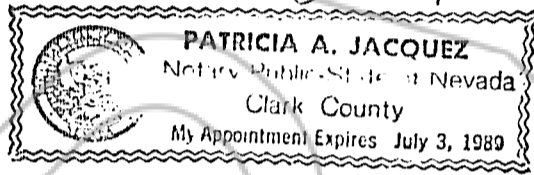
~~XXXXXXXX~~ ~~SECRETARY~~

STATE OF NEVADA, }  
COUNTY OF CLARK } ss.

On March 2, 1987, before me, Patricia A. Jacquez, a Notary Public in and for said County, personally appeared Cynthia J. Stanley, known to me to be the Vice-President and ~~XXXX~~ ~~XXXXXXXX~~ ~~Secretary~~ of UNITED SECURITY CO., the corporation that executed the foregoing instrument, and known to me to be the persons who executed the same on behalf of the corporation therein named, and acknowledged to me that said corporation executed the same as such Trustee.

WITNESS my hand and official seal.

*Patricia A. Jacquez*  
Notary Public in and for said County and State



USF-208.95

WHEN RECORDED PLEASE MAIL TO  
ROBERT A. RAUSCH, ETAL  
UNITED MORTGAGE CO.  
790 So. Virginia St.  
Reno, Nevada 89501

REQUESTED BY  
*United Security Co.*  
IN OFFICIAL RECORDS OF  
CLARK COUNTY, NEVADA

'87 MAR 26 A11:30

SUZANNE BEARD LAU  
RECORDER

*560* PAID *32* DEPUTY

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