

mail Tax statements to:
Grantee
76 N. Seapines Drive
Hilton Head Island, SC 29928
TRUSTEE'S DEED UPON SALE

Trustee's Sale No. DO-14316-F/C

The undersigned Grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary
- 2) The amount of the unpaid debt together with costs was.....\$57,735.31
- 3) The amount paid by the Grantee at the Trustee's sale was...\$57,735.31
- 4) The real property transfer tax is\$ ~~63.80~~ ^{CR}

This indenture made by Northern Nevada Title Company, a Nevada corporation as Substituted Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, expressed or implied, to Evelyn M. Ricks, as her separate property, Grantee, all of it's right, title and interest in and to that certain real property situate in Douglas County, Nevada, described as follows:

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

TRUSTEE STATES THAT:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust executed by Herbert M. Dean, as Trustor, recorded February 4, 1982, in Book 282 of Official Records, at Page 261, as Document No. 64597, after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded on January 6, 1987, in Book 187 of Official Records, at Page 242, as Document No. 147930.

All requirements of law regarding the mailing of copies of notices for which requests have been recorded and the posting and publication of copies of the Notice of Trustee's Sale have been complied with.

Said property was sold by said Trustee at public auction on June 5, 1987 at 10:00 A.M., at the place named in the Notice of Trustee's Sale, in the County of Carson City, Nevada. Grantee, being the highest bidder at such Sale, became the purchaser of said property and paid therefor to said Trustee the amount bid, being \$57,735.31 in lawful money of the United States of America, or by the satisfaction of the obligations then secured by said Deed of Trust.

In Witness Whereof, Northern Nevada Title Company, a Nevada corporation, as Substituted Trustee, has this day caused it's corporate name to be affixed hereto by it's President and Secretary, thereunto duly authorized by resolution of it's Board of Directors.

Dated June 5, 1987

NORTHERN NEVADA TITLE COMPANY
a Nevada corporation, Substituted Trustee

BY Henry C. Thomas
Henry C. Thomas, President

BY Susan Thomas
Susan Thomas, Secretary

SEAC

EXHIBIT "A"

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

PARCEL NO. 1

The NE 1/4 of the SE 1/4 of Section 31, T. 14N., R. 20 E., M.D.B. & M., excluding Parcel 1, as indicated on that certain Parcel Map recorded in the Douglas County Recorder's Office on January 17, 1980, as Document No. 40609, in Book 180, at page 850, of the Official Records of Douglas County, State of Nevada.

PARCEL NO. 2

A non-exclusive easement for road and utility purposes appurtenant to Parcel No. 1 above, being the South 40 feet of the following described Parcel of land further described as follows:

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 14 North, Range 20 East, M.D.B. & M.; in Douglas County, Nevada, further described as follows:

Beginning at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 31, from which the Southeast corner of Section 31 bears South 26°25'34" East, 2963.11 feet; thence along the South line of the said Southeast 1/4 of the Northeast 1/4 of Section 31, South 89°56'45" East, 309.46 feet; thence North 0°26'10" East, 1322.00 feet; thence South 89°58'57" West, 394.91 feet to the Northwest corner of the said Southeast 1/4 of the Northeast 1/4 of Section 31; thence South 9°12'00" West, 1321.48 feet to the point of beginning.

PARCEL NO. 3

A non-exclusive easement for road and utility purposes appurtenant to Parcel No. 2 above, and also appurtenant to other lands of the Grantors along a parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 14 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, further described as follows:

Beginning at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 31, from which the Southeast corner of Section 31 bears South 26°25'34" East, 2963.11 feet; thence North 0°12'00" East, 40.00 feet; thence North 89°56'45" West, 1255.01 feet to the East right of way line of the U.S. Highway 395; thence South 0°07'15" East, 40.00 feet; thence South 89°56'45" East, 1255.59 feet to the point of beginning.

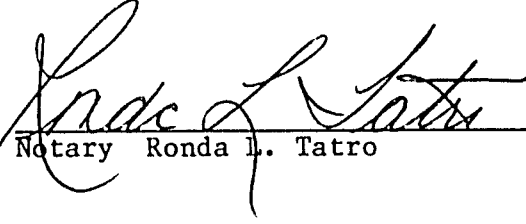
TOGETHER WITH all appurtenant water rights to the above described real property including but not limited to the right to use 159.2 acre feet of underground water from a well located in the Northeast 1/4 of the Southeast 1/4 of said Section 31 at a point from which the Southeast corner of said Section 31 bears South 02° 53' East, a distance of 1300 feet for irrigation of 27.858 acres of the above described land, as evidenced by Certificate of Appropriation of Water No. 9339 (Application No. 26852) issued by the Division of Water Resources.

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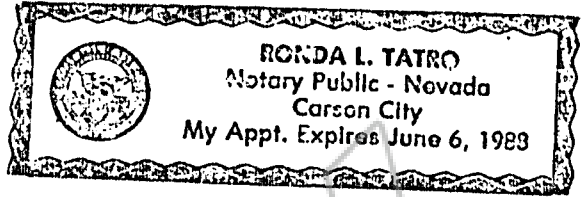
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STATE OF NEVADA)
COUNTY OF CARSON CITY)

ON July 23, 1987 before me, the undersigned, a Notary Public in and for said County and State, personally appeared HENRY C. THOMAS and SUSAN THOMAS 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 within instrument pursuant to its By-laws and Resolution of its Board of Directors.



Notary Ronda L. Tatro



COPY

REQUESTED BY
Northern Nevada Title Company
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'87 JUL 23 P1:46

SUZANNE BEAUDREAU
RECORDER

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