

When recorded return to:

R.P.T.T. \$ 97.90

No. R-3077

STATEWIDE CITY MORTGAGE
7144 FAIR OAKS BLVD.
CARMICHAEL, CALIF 95608

202291-TSg

LOAN#83-85-22508

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made January 7, 1988 between
STATEWIDE CITY MORTGAGE CORPORATION,

a CALIF. corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and
FEDERAL NATIONAL MORTGAGE ASSOCIATION

(herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated July 16, 1985, and recorded July 30, 1985 as Document No. 120780 in Book 785 at page 2407 of Official Records in the Office of the County Recorder of Douglas County, Nevada,

D. W. Kizerian, a married man, as his sole and separate property did grant and convey the property herein described to Statewide City Mortgage Corporation a California corporation upon the Trusts therein expressed, 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 occurred under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default, to which reference is hereinafter made; and

WHEREAS, on Sept. 9, 1987 the Owner of said note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of said Breach and Default and of Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded September 11, 1987 as Document No. 162021 in Book 985 at page 1543 of Official Records in the Office of the County Recorder of said County; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and in compliance with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said 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 of America, 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 January 7, 1988 at 11:30 o'clock A.M. at the front entrance to the Washoe County Court House, located on the corner of Court and Virginia Streets, Reno, Nevada 89501 and caused a copy of said Notice to be posted for twenty days successively in three public places in the City or Township of Tahoe where said property is located, and in three public places in the City of Reno, where said property was to be sold; and said Trustee caused a copy of said Notice to be published once a week for three successive weeks before the date of sale in Record Courier and the Reno*, a newspaper of general circulation printed and published in the County in which said real property is situated, the first date of such publication being December 17, 1987; and,
*Gazette Journal

WHEREAS, copies of said recorded Notice of Default and said Notice of Sale were mailed to all those who were entitled thereto in accordance with Section 107.090 of the Nevada Revised Statutes; and

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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, at the time and place fixed as aforesaid said , Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$ 88,605.67 paid in lawful money of the United States of America by the satisfaction of the indebtedness then secured by the said Deed of Trust, pro tanto.

NOW THEREFORE, Trustee, in consideration of the premises recited and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, express or implied, all that certain property situate in the County of Douglas , State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof



IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Executive Vice President, thereunto duly authorized by resolution of its Board of Directors.

STATE OF CALIFORNIA }
 } ss.
COUNTY OF SACRAMENTO

On FEBRUARY 1, 1988 personally appeared before me, a Notary Public, in and for said County and State, Robert A. Bonanno, known to me to be the Exec. Vice-Pres. of the Corporation that executed the foregoing instrument and upon oath, did depose that he is the Officer of the Corporation as above designated; that he is acquainted with the seal of said Corporation and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated after said signatures; and that said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

BY: [Signature]
Robert A. Bonanno, Executive Vice-President

Signature [Signature]

SHARON L. PETRILLA
Name (Typed or Printed)



EXHIBIT 'A'

All that portion of Lot 20, as shown on the map entitled "Official Amended Map of Tahoe Village No. 2", filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 29, 1974, as Document No. 72495, and being more particularly described as follows:

Being all of Unit A, in Building No. 20, as shown on the map entitled Condominium Plot Plan of Tahoe Village Condominium 20-II, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 10, 1976, as Document No. 88833.

The boundary lines of said Unit being described in Item 1 of Article II of the Declaration of Covenants, Conditions and restrictions recorded June 25, 1976, in book 676 of Official Records, a page 1323, Douglas County, Nevada and as shown on the Third Amended Map of Tahoe Village No. 2, recorded August 14, 1979, Douglas County, Nevada, as Document No. 35555.

Being an undivided one-fourth interest in and to the common area of the Condominium Plot Plan of Tahoe Village Condominium 20-II, filed for record in the Office of the County Recorder of Douglas County, Nevada on March 10, 1976, in Document No. 88833, as the common area as defined in the Declaration of Covenant, Conditions and Restrictions recorded June 25, 1976 in Book 676 of Official Records at page 1323, Douglas County, Nevada, and as shown on the Third Amended Map of Tahoe Village No. 2, recorded August 14, 1979, Douglas County, Nevada, as Document No. 35555.

Assessment Parcel No. 41-050-01

REQUESTED BY
FIRST NEVADA TITLE COMPANY
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'88 FEB -9 A11 :28

SUZANNE BEAUDREAU
RECORDER

\$ 7.00 PAID *AM* DEPUTY

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BOOK 288 PAGE 1043