

When Recorded Please Mail To:

AMERICAN REAL ESTATE GROUP
 PROPERTY PREPARATION DEPARTMENT
 300 N. HARRISON STREET, FIRST FLOOR
 STOCKTON, CA 95203
 ATTN: REO LIBRARY - #12

ORDER NO.: D014933TSG
 T.S. NO.: 09417171
 REO NO.: AGD0001

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 11th day of January,
 1989 between FCA SERVICE COMPANY, formerly known as SUNKIST
 SERVICE COMPANY, a Nevada Corporation, as substituted Trustee
 under the hereinafter mentioned Deed of Trust and FCA SERVICE
COMPANY, A CORPORATION

herein called Grantee, WITNESSETH:

WHEREAS, ALVIN E. FOSS AND SANDRA L. FOSS, HUSBAND AND WIFE

by Deed of Trust dated SEPTEMBER 4, 1984, and recorded
SEPTEMBER 12, 1984 in Book 984, Page 956 of Official
 Records, as Document No. 106571 in the office of the County
 Recorder of DOUGLAS County, State of Nevada, did
 grant and convey to DOUGLAS COUNTY TITLE COMPANY

DOUGLAS COUNTY TITLE COMPANY, Trustee,
 upon the trusts therein expressed, the property hereinafter
 described, among other uses and purposes to secure the payment of
ONE certain promissory note and interest, according to the
 terms thereof, and other sums of money advances, with interest
 thereon, to which reference is hereby made, and,

WHEREAS, the said FCA SERVICE COMPANY, a Nevada Corporation
 (herein called Trustee), was subsequently substituted as Trustee
 by Substitution of Trustee duly filed for record in the Office of
 the County Recorder of DOUGLAS County, Nevada; 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 AUGUST 31, 1988 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 SEPTEMBER 13, 1988, 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
988, Page 1690 as Document No. 186212 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 RECORD-COURIER
DOUGLAS COUNTY, a newspaper of general circulation printed
 and published in the Judicial Township in which said real
 property is 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 11th day of JANUARY 1989, at
 the hour of 1:00 o'clock P.M. of said day, at the 8TH STREET
ENTRANCE TO THE COUNTY COURTHOUSE, 1616 EIGHTH STREET

city of MINDEN, County of DOUGLAS,
 State of Nevada, and,

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WHEREAS, three true and correct copies of said Notice were posted in three of the most public places in the County of DOUGLAS, 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,

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 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 of sale did then and there at public auction sell the property hereinafter described to said Grantee for the sum of TWO HUNDRED EIGHTY-TWO THOUSAND THREE HUNDRED SEVENTY-TWO DOLLARS and 72/100 (\$ 282,372.72), 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 situated in the CITY OF ZEPHYR COVE County of DOUGLAS, State of Nevada, described as follows:

SEE ATTACHED LEGAL DESCRIPTION

FCA SERVICE COMPANY, fka
SUNKIST SERVICE COMPANY
A Corporation, Trustee

By: [Signature]
BYRON DAMIANI, VICE PRESIDENT
By: [Signature]
SUE HENSLEE, ASST. SECRETARY

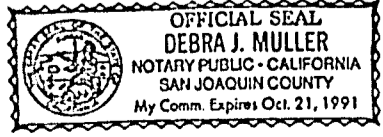
STATE OF CALIFORNIA, }
COUNTY OF SAN JOAQUIN }

On JANUARY 11, 1989, before me, the undersigned, a Notary Public in and for _____ said State, personally appeared BYRON DAMIANI personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the VICE President and SUE HENSLEE personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the ASSISTANT Secretary of the Corporation that executed the within instrument, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature: [Signature]

Name (Typed): DEBRA J. MULLER



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PARCEL NO. 1:

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

Lot 96, as shown on the official plat of PINEWILD UNIT NO. 2, A CONDOMINIUM, filed for record in the office of the County Recorder, Douglas County, Nevada, on October 23, 1973, as Document No. 69660.

PARCEL NO. 2:

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Areas" on the Subdivision Map referred to in Parcel No. 1 above.

PARCEL NO. 3:

An undivided interest as tenants in common as such interest is set forth in Book 377, at Page 417 thru 421, of the real property described on the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, A Condominium Project, recorded March 11, 1974, in Book 374 of Official Records, at Page 193, and Supplement to Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, a Condominium Project, recorded March 9, 1977, in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL NO. 4:

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3 above.

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

'89 JAN 23 P3:26

SUZANNE BEAUDREAU
RECORDER
\$7.00 PAID *Bh* DEPUTY

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BOOK 189 PAGE 2917