

TRUSTEE'S DEED UPON SALE

DEM Loan No. 1202871541  
Trustee Sale No: 89-1176 (10-001041)  
conveyed.  
CODE AREA: PARCEL NO: 21-170-35

Documentary Transfer Tax \$ 0  
\_ Computed on full value of property

The Grantee herein was the Beneficiary. The amount of the unpaid debt was \$ 124,831.73. The amount paid by the Grantee \$ 110,000.00. The property is in DOUGLAS County.  
( ) Unincorporated area. City of Minden

By: Karen S. Mueller Firm: PROFESSIONAL FORECLOSURE CORPORATION,  
Karen S. Mueller, Agent

PROFESSIONAL FORECLOSURE CORPORATION, as the duly appointed Trustee under a Deed of Trust referred to below and herein called TRUSTEE, does hereby grant without any covenant or warranty, expressed or implied, to: NEVADA FEDERAL FINANCIAL dba MEMBERS MORTGAGE (herein called GRANTEE), the following described real property situated in DOUGLAS, County, Nevada describing the land therein:

SITUATE IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
PARCEL A OF THE PARCEL MAP FOR STEWART REED OSBORNE, ET AL, FILED APRIL 22, 1977, IN BOOK 477, OF OFFICIAL RECORDS AS DOCUMENT NO. 08629.

The conveyance is made pursuant to the powers conferred upon TRUSTEE by the Deed of Trust executed by: HARLEY Z. KULKIN, AND DEANNA SUE KULKIN HUSBAND AND WIFE AS JOINT TENANTS as TRUSTOR(S) to STEWART TITLE OF DOUGLAS COUNTY, TRUSTEE, and Recorded on JUNE 30, 1987 as Document No. 157424 Book 687 Page 3878 Of Official Records in the office of the Recorder of DOUGLAS, County, Nevada, and after fulfillment of the conditions in said Deed of Trust authorized this conveyance.

Beneficiary, as owner of the obligations by said Deed of Trust executed and delivered to TRUSTEE in written Declaration of Default and Demand for Sale. Default under said Deed of Trust occurred as set forth in the Notice of Default and Election to Sell Under Deed of Trust, which was recorded in the Office of the recorder of said County. Beneficiary made due and proper demand upon TRUSTEE to sell said property pursuant to the terms of said Deed of Trust. The posting and first publication of Notice of Trustee's Sale of said property occurred not less than three months from the recording to the Notice of Default and Election to Sell Under Deed of Trust. TRUSTEE executed its Notice of Trustee's Sale stating that it would sell, at public auction to the highest bidder for cash, in lawful money of the United States, the real property above described, which Notice of Trustee's Sale duly fixed the time and place of said sale as therein stated.

All requirements of law regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell Under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. TRUSTEE, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold said real property at public auction on APRIL 4, 1990. GRANTEE, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ 110,000.00 cash, in lawful money of the United States.

Date of Instrument: April 10, 1990

PROFESSIONAL FORECLOSURE CORPORATION, as said Trustee

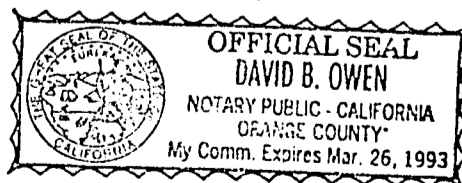
Signature Kim King  
Name Kim King  
Title Secretary

Signature Karen S. Mueller  
Name Karen S. Mueller  
Title President

Corporate Acknowledgement  
STATE OF CALIFORNIA SS.  
COUNTY OF ORANGE

On April 10, 1990 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kim King personally known to me (or proved to me on the basis of satisfactory evidence) to be the Secretary and Karen S. Mueller, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within Instrument as President on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

Signature David B. Owen  
Name David B. Owen  
Commission Expires March 26, 1993



SPACE BELOW THIS LINE FOR RECORDER'S USE

When recorded mail to  
NEVADA FEDERAL FINANCIAL CORPORATION  
555 N. Maryland Parkway  
Las Vegas, NV 89101  
ATTN: FORECLOSURE DEPARTMENT  
MAIL TAX INFORMATION AS DIRECTED ABOVE

223922

BOOK 490 PAGE 1885

COPY

REQUESTED BY  
**STEWART TITLE of DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'90 APR 13 P2:40

SUZANNE BLAUBREAU  
RECORDER  
\$ 6<sup>00</sup> PAID K12 DEPUTY  
BOOK 490 PAGE 1886

223922