

When recorded return to:

R.P.T.T. \$ 27.50

No. R-3342

David Green and Eileen Green
P. O. Box 9014
Rancho Santa Fe, CA. 92067

M48894TSG

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made January 14, 1991 between

NORTHERN NEVADA ESCROW AND TRUST DEED SERVICES, INC.

a Nevada corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and David Green and Eileen Green, husband and wife as joint tenants

(herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated December 4, 1981, and recorded January 5, 1982 as Document No. 63689 in Book 182 at page 69 of Official Records in the Office of the County Recorder of Douglas County, Nevada,

Vernon M. Moen, a married man

did grant and convey the property herein described to Title Insurance and Trust Company, a California corporation upon the Trusts therein expressed, to secure, among other obligations, payment of those certain promissory notes 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. 3, 1990 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 12, 1990 as Document No. 234345 in Book 990 at page 1252 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 14, 1990 at 10:30 o'clock A. M. at the office of the substituted trustee located at 5890 S. Virginia St., Suite 4H, Reno, Nevada 89502 and caused a copy of said Notice to be posted for twenty days successively in three public places in the City or Township of Eastfork 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 Reno Gazette Journal and Record*, 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 20, 1990; and,

*Courier

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

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 substituted, Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$ 25,000.00 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:

The East 1/2 of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 10 North, Range 22 East, M.D.B.&M., as the said Northeast 1/4 of said Section 17, is shown on the Record of Survey for Topas Ranch Estates, Recorded June 15, 1966, as Document No. 32578, Official Assessor's Parcel No. 37-130-05

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

STATE OF NEVADA }
COUNTY OF Washoe } ss.

On January 14, 1991 personally appeared before me, a Notary Public, in and for said County and State, Phillip E. Frink, known to me to be the President 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.

NORTHERN NEVADA ESCROW AND TRUST DEED SERVICES, INC. as Trustee aforesaid.

BY: [Signature]
Phillip E. Frink, President

Signature [Signature]
Brenda K. Hildebrand

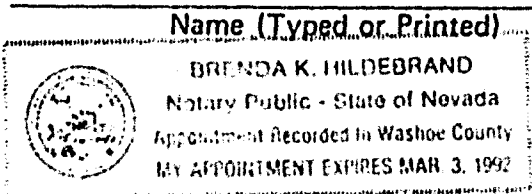
REQUESTED BY:
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

'91 JAN 17 AM 10:01

SUZANNE BLANDREAU
09 RECORDER

\$6 PAID [Signature] DEPUTY

243081



(This area for Official Notarial Seal)

(This area for Recorder's use)