

WHEN RECORDED MAIL TO:

EDWIN PENCALL  
CONSTANCE PENCALL  
13630 MULBERRY DRIVE  
WHITTIER, CA 90605

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on the 27th day of April, 1993, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first party, and EDWIN PENCALL AND CONSTANCE PENCALL, husband and wife as joint tenants

party of the second part, whose address is: 13630 MULBERRY DRIVE WHITTIER, CA 90605

W I T N E S S E T H:

WHEREAS, JOSEPH MARQUIS, Trustee of the Joseph Marquis Defined Benefit Pension Trust

executed a Promissory Note payable to the order of

E. MEL SMOTHERS, LLOYD O. SMOTHERS AND BETTY L. SMOTHERS.

in the principal sum of \$ 22,922.54, and bearing interest, and as security for the payment of said Promissory Note, said

JOSEPH MARQUIS, Trustee of the Joseph Marquis Defined Benefit Pension Trust

as Trustor, executed a certain Deed of Trust to

NORTH AMERICAN TITLE COMPANY, a California corporation\*

as Trustee for

E. MEL SMOTHERS, LLOYD O. SMOTHERS AND BETTY L. SMOTHERS

as Beneficiary, which Deed of Trust was dated March 25, 1987, and was recorded on April 8, 1987, in Book 487, page 862, Document No. 152876, Official Records, of DOUGLAS County, Nevada; and

\* WESTERN TITLE COMPANY, INC., a Nevada corporation was substituted as Trustee by Document No. 284711, recorded July 30, 1992 in Book 792, Page 5447 Official Records, Douglas County, Nevada

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the balance of the installment of principal and interest due on April 8, 1991, and in the failure to pay each payment of principal and interest that thereafter became due together with attorney's fees, foreclosure fees and costs; and

WHEREAS,

executed and acknowledged a Notice of Default and Election to Sell the  
(Continued)

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property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election to Sell was recorded on

July 30, 1992, in Book 792, page 5448, as Document No. 284712, Official Records of Douglas County, Nevada; and

WHEREAS, on July 31, 1992, a copy of said Notice of Default and Election to Sell was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, by direction of

the said WESTERN TITLE COMPANY, INC., Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the 27th day of April, 1993, at the hour of 11:00 o'clock A.M. sell at the office of WESTERN TITLE COMPANY, INC., 1626 Highway 395, Minden, NV, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the Promissory Note secured by it; that said Notice of Sale was published in the Record-Courier, in its issues dated and THE TAHOE DAILY TRIBUNE, in its issues dated

April 1, 1993  
April 8, 1993  
April 15, 1993

April 5, 1993  
April 12, 1993  
April 19, 1993

and said Notice of Sale was posted in three public places in East Fork Township, namely, at the lobby of the United States Post Office, Minden, Nevada, at the entrance of the Douglas County Courthouse, 1625 8th Street, Minden, Nevada and at the entrance of the Douglas County Administration Bldg, 1616 8th Street, Minden, Nevada, on March 29, 1993; and at Stateline Post Office and the Zephyr Cove Post Office and The Douglas County Administration Building at Stateline, Nevada

WHEREAS, on the 30th day of March 1993, a copy of said Notice of Sale was mailed by registered mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of \$ 26,600.47 for said property, and said sum was the highest and best bid therefor;

NOW THEREFORE, for and in consideration of the said sum of \$ 26,600.47, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the party of the second part, and to its successors and assigns forever, all that certain real property situate in the County of DOUGLAS, State of Nevada, that is described as follows:

Lot 575, as shown on the Map of SUMMIT VILLAGE, filed in the Office of the Recorder of Douglas County, Nevada, on January 13, 1969, as Document No. 43419, and Second Amended Map filed for record December 24, 1969, as Document No. 46671, Official Records of Douglas County, Nevada

APN 11-360-20

TOGETHER WITH the improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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(Continued)

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

WESTERN TITLE COMPANY, INC.

By *Dixie C. Harris*  
DIXIE C. HARRIS VICE PRESIDENT

STATE OF NEVADA )  
 ) ss  
COUNTY OF DOUGLAS )

On April 27, 1993, personally appeared before me, a Notary Public, DIXIE C. HARRIS, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.

*Judith L. Perez*  
Notary Public



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

93 MAY -7 P12:24

SUZANNE BEAUDREAU  
RECORDER

\$7.00 PAID *OK* DEPUTY

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