

FORCLOSURE NO. B55579JCF

## WHEN RECORDED MAIL TO:

CARL D. RODGERS  
 SARAH JANE RODGERS  
 P.O. BOX 2010  
 GARDNERVILLE, NV 89410

## TRUSTEE'S DEED

THIS INDENTURE, made and entered into on the 6th day of December, 1993, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first party, and CARL D. RODGERS AND SARAH JANE RODGERS, husband and wife as joint tenants

party of the second part, whose address is:

P. O. BOX 2010, GARDNERVILLE, NV 89410

## W I T N E S S E T H:

WHEREAS, JON SCOTT MAC PHERSON, a married man as his sole and separate property

executed a Promissory Note payable to the order of CARL D. RODGERS AND SARAH J. RODGERS, husband and wife as joint tenants

in the principal sum of \$ 90,000.00, and bearing interest, and as security for the payment of said Promissory Note, said JON SCOTT MAC PHERSON, a married man as his sole and separate property

as Trustor, executed a certain Deed of Trust to FIRST NEVADA TITLE COMPANY, a Nevada corporation\*

as Trustee for CARL D. RODGERS AND SARAH J. RODGERS, husband and wife as joint tenants

as Beneficiary, which Deed of Trust was dated March 24, 1992, and was recorded on May 1, 1992, in Book 592, page 220, Document No. 277726, Official Records, of DOUGLAS County, Nevada; and

WESTERN TITLE COMPANY, INC., was substituted as Trustee by Substitution recorded 8/5/93 in Book 893, at page 820, as Document No. 314377, Douglas County, Nevada records

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 July 1, 1993, 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  
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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

August 5, 1993, in Book 893, page 0821, as Document No. 314378, Official Records of Douglas County, Nevada; and

WHEREAS, on August 9, 1993, 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 6th day of December, 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 November 14, 1993, November 21, 1993 and November 28, 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 November 13, 1993; and

WHEREAS, on the 10th day of November, 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 \$ 95,770.75 for said property, and said sum was the highest and best bid therefor;

NOW THEREFORE, for and in consideration of the said sum of \$ 95,770.75, 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 1, in Block A, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the Recorder of Douglas County, Nevada, on April 10, 1967, Document No. 35914, Official Records.  
APN 27-461-17

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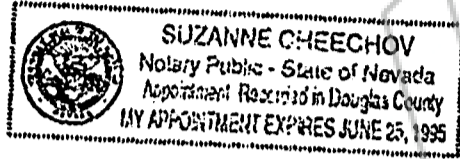
TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns forever.

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 December 20, 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.

Suzanne Cheechov  
Notary Public

COOPER

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

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SUZANNE BEAUBREAU  
RECORDED  
\$9.00 PAID L.H. DEPUTY