

NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO CAUSE
SALE OF REAL PROPERTY UNDER DEED OF TRUST

ORDER NO. B57705JCF

IN THE MATTER OF DEED OF TRUST made by PATRICK STEEPLTON AND LAUREL B. STEEPLTON

HUSBAND AND WIFE, Trustor, to WESTERN TITLE COMPANY, INC. A NEVADA CORPORATION

, Trustee dated JANUARY 30, 1992

Recorded JANUARY 31, 1992, as Document No. 270178, in Book 192, Page 4576
of Official Records, in the office of the County Recorder of DOUGLAS
County, Nevada, securing among other obligations, 1 Note for \$ 110,600.00
in favor of CARLOS V. WARD AND GRACE G. WARD or order.

NOTICE IS HEREBY GIVEN that a breach of an obligation for which said Deed
of Trust is a security has occurred in that there has been a default as
follows: NON-PAYMENT OF THAT CERTAIN MONTHLY INSTALLMENT WHICH BECAME DUE ON FEBRUARY 15, 1994 AND ANY
AND ALL SUBSEQUENT INSTALLMENTS WHICH MAY BECOME DUE PLUS ADVANCES, IF ANY, MADE ON PRIOR ENCUMBRANCES,
REAL ESTATE TAXES, FIRE INSURANCE PREMIUMS, SPECIAL ASSESSMENTS, ATTORNEY FEES, LATE CHARGES AND FORECLOSURE
FEES.

There is now owing and unpaid said note the sum of \$ 105,739.47
principal and interest thereon from JANUARY 15, 1994 XXIX

PLUS

By reason of said breach and default, it is hereby declared aht the whole
of said unpaid amount of said note and all other sums secured by said Deed
of Trust is immediately due and payable, and notice is hereby given of the
election of the undersigned to cause WESTERN TITLE COMPANY, INC., as Trustee
thereunder to sell the property described therein in the manner provided in
said Deed of Trust, and notice is further hereby given that the undersigned
heretofore executed and delivered to said TRUSTEE a written declaration of
said breach and default and a written demand for the sale of said property.

NOTICE

YOU MAY HAVE THE RIGHT TO CURE THE DEFAULT HEREIN AND REINSTATE THE
OBLIGATION
SECURED BY SUCH DEED OF TRUST ABOVE DESCRIBED. SECTION 107.080 NRS PERMITS
CERTAIN DEFAULTS TO BE CURED UPON THE PAYMENT OF THE AMOUNTS REQUIRED BY THAT
SECTION WITHOUT REQUIRING PAYMENT OF THAT PORTION OF PRINCIPAL AND INTEREST
WHICH WOULD NOT BE DUE HAD NO DEFAULT OCCURRED. WHERE REINSTATEMENT IS
POSSIBLE, IF THE DEFAULT IS NOT CURED WITH 35 DAYS FOLLOWING THE RECORDING
AND MAILING TO TRUSTOR OR TRUSTOR'S SUCCESSOR IN INTEREST OF THIS NOTICE, THE
RIGHT OF REINSTATEMENT WILL TERMINATE AND THE PROPERTY MAY THEREAFTER BE SOLD.

To determine if reinstatement is possible and the amount, if any, necessary to
cure the default, contact the TRUSTEE.

WESTERN TITLE COMPANY, INC. BY:

Dixie C. Harris
DIXIE C. HARRIS, VICE PRESIDENT

STATE OF NEVADA

COUNTY OF DOUGLAS)

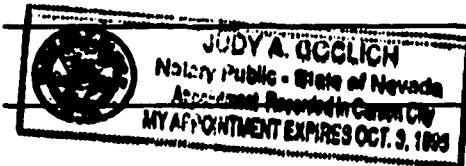
On APRIL 1, 1994
personally appeared before me, a
Notary Public,

DIXIE C. HARRIS,

VICE PRESIDENT

who acknowledged that she
executed the above instrument

Judy A. Occlich
NOTARY PUBLIC



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

'94 APR -4 P12:28

WHEN RECORDED MAIL TO:
WESTERN TILE COMPANY, INC.
RETURN TO FILE

334076

SUZANNE BEAUDREAU
RECORDER
\$ 7.00 PAID k2 DEPUTY

BK 0494PG 0353