

Transfer Tax \$0.00



By Henry R. Butler, Esq

Mail tax statement to:

Max Hoseit

700 University #150

Sacramento, Ca. 95825

TRUSTEES DEED

Henry R. Butler, Esquire, as trustee pursuant to the Deed of Trust Dated June 11, 1993, Executed by Ethel P. Thompson to Henry R. Butler, Esq., Trustee for Max Hoseit to secure an indebtedness of \$150,000.00 and recorded on June 29, 1993 as Document no 311213 in Book 693, Page 6776, official Records of Douglas County, Nevada, hereby grants without warranty to Max Hoseit, all that real property situated in the County of Douglas, State of Nevada, described as follows:

Parcel 11 as shown in the name of Scott Kenneth Bramwell on the land division map filed December 14, 1982 in the official records of Douglas county, Nevada in Book 1282 Page 951 Document No. 74022

Further described as: All that certain lot, piece or parcel of land situate in the Southwest Quarter (SW1/4) of Section 26, Township 14 North, Range 20 East, M.D.B. & M., County of Douglas, State of Nevada, described as follows:

Beginning at the one quarter corner common to Sections 26 and 27, Township 14 North, Range 20 East, M.D.B. & M.; thence North 89 °, 57' east along the North line of the Southwest Quarter of said Section 26, a distance of 330 feet; thence South 0 ° 05' East parallel to the West line of said Section 26 a distance 660 feet thence South 89° 57" West parallel to the North line of the Southwest corner of said section 26 a distance of 330 feet to the West line of said section 26; thence North 0° 05 ' West along the West line of said section 26, a distance of 660 feet to the point of beginning.

TOGETHER WITH AND RESERVING THEREFROM a non-exclusive easement across the North 25 ' ingress and egress and for the

347312

BK0994PG5331

installation, operation, maintenance, repair and replacement of utility service.

A.P.N. 21-230-01

This conveyance is made pursuant to the powers conferred on the grantor by the deed of trust described above, and after fulfillment of the conditions specified there in as follows:

1. A default occurred in the obligations for which said Deed of Trust was given as security, and Notice of Default was recorded in the office of the county recorder for each county in which the property described in said deed of trust is situated, the nature of the breach being the failure to pay principle and interest payments when due, which default still existed at the time of the sale.
2. The beneficiary made due demand on the trustee to sell the property pursuant to the terms of the Deed of Trust.
3. Not less than three months elapsed between the recordation of the notice of default and the posting, first publication and recordation of the notice of sale of the property.
4. The trustee gave notice of the time of sale and the street address and the specific place at such street address where the sale will be held in accordance with law and the terms of the deed of trust.
5. Copies of the notice of default and of the notice of sale were mailed in accordance with law to the trustor and to all persons who recorded requests for copies of the notice.
6. Pursuant to the request of the beneficiary the trustees sale was postponed from Friday, September 16, 1994 until Monday, September 19, 1994
7. The trustee sold the property at public auction on Monday September 19, 1994 at 10:00 a.m. at 271 Kingsbury Grade, Stateline, Douglas County, Nevada, the county in which the property is situated, in full accordance with law and the terms of the deed of trust. The

347312

BK0994PG5332

above named beneficiary was the only bidder and acquired the property for the unpaid balance of his debt

Dated: September 19, 1994

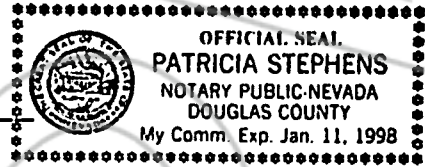
Signed: *Henry R. Butler, Esq.*
Henry R. Butler

STATE OF NEVADA)
COUNTY OF DOUGLAS)

On September 19, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Henry R. Butler, Esq., known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Patricia Stephens



Notary Public

Recording Requested by:

Max Hoseit

When recorded Return to:

Max Hoseit

700 University #150

Sacramento, Ca. 95825

REQUESTED BY
Max Hoseit
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'94 SEP 30 A11 :50

SUZANNE BEAUDREAU
RECORDER

\$9.00 PAID *Bh* DEPUTY

347312

BK 0994 PG 5333