

FORCLOSURE NO. B58980JCF

WHEN RECORDED MAIL TO:

MATTHEW MARTIN STEINBERGER  
JOAN M. KOZNESKI  
4209 GEORGIA STREET  
VALLEJO, CA. 94591

R.P.T.T. 8

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on the 29 day of  
DECEMBER 1994, by and between WESTERN TITLE COMPANY, INC., a Nevada  
corporation, as Trustee, party of the first party, and  
MATTHEW MARTIN STEINBERGER AND JOAN M. KOZNESKI

party of the second part, whose address is:

4209 GEORGIA STREET  
VALLEJO, CA. 94591

W I T N E S S E T H:

WHEREAS,

RUSTY PUTT, A SINGLE MAN

executed a Promissory Note payable to the order of  
MATTHEW MARTIN STEINBERGER AND JOAN M. KOZNESKI

in the principal sum of \$ 11,000.00, and bearing interest, and as  
security for the payment of said Promissory Note, said

RUSTY PUTT

as Trustor, executed a certain Deed of Trust to  
WESTERN TITLE COMPANY, INC., A NEVADA CORPORATION

as Trustee for

MATTHEW MARTIN STEINBERGER AND JOAN M. KOZNESKI

as Beneficiary, which Deed of Trust was dated JUNE 22, 1994, and was  
recorded on JUNE 27, 1994 in Book 694, page 4993, Document No.  
340652, Official Records, of DOUGLAS County, Nevada; and

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  
JUNE 27, 1994, 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,

MATTHEW MARTIN STEINBERGER AND JOAN M. KOZNESKI

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 SEPTEMBER 1, 1994, in Book 0994, page 0043, as Document No. 345299, Official Records of DOUGLAS County, Nevada; and

WHEREAS, on SEPTEMBER 1, 1994, 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 29 day of DECEMBER 1994, 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

DECEMBER 8, 1994  
DECEMBER 15, 1994  
DECEMBER 22, 1994

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 DECEMBER 5, 1994; and

WHEREAS, on the 5 day of DECEMBER 1994, 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 \$ 12,674.42 for said property, and said sum was the highest and best bid therefor;

NOW THEREFORE, for and in consideration of the said sum of \$ 12,674.42, 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:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 11 NORTH,  
RANGE 22 EAST, M.D.B. & M.  
A.P.N. 35-110-11

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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