


WHEN RECORDED MAIL TO:  
THOROBRED PHOTO SERVICE, INC.  
P. O. BOX 458  
GARDNERVILLE, NV 89410

Foreclosure No . B59668JCF  
R.P.T.T.   
Based on full value

**TRUSTEE'S DEED**

THIS INDENTURE, made and entered into on the 31ST, day of JULY ,  
1995, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation,  
as Trustee, party of the first part, and THOROBRED PHOTO SERVICE, INC., a  
Nevada corporation

party of the second part, whose address is P. O. BOX 458, GARDNERVILLE, NV  
89410

**WITNESSETH**

WHEREAS, BURTON R. DILLON AND BETH A. DILLON

executed a Promissory Note payable to the order of THOROBRED PHOTO  
SERVICE, a Nevada corporation

in the principal sum of \$1,100,000.00 , and bearing interest, and as  
security for the payment of said Promissory Note, said BURTON R. DILLON  
AND BETH A. DILLON

as Trustor, executed a certain Deed of Trust to MARQUIS ESCROW INC.  
WESTERN TITLE COMPANY, INC. was substituted as Trustee by Substitution  
of Trustee recorded January 6, 1995 in Book 195, Page 679, Doc.No.353861  
as Trustee for THOROBRED PHOTO SERVICE, a Nevada corporation

as Beneficiary, which Deed of Trust was dated July 29, 1993 , and was  
recorded on August 2, 1993 , in Book 893 , Page 006 , Document No.  
314038 , Official records of DOUGLAS , Nevada; and  
re-recorded January 6, 1995 in Book 195, Page 658, as Document No. 353860,  
Douglas County, Nevada records.

WHEREAS, a breach of 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  
November 29, 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, THOROBRED PHOTO SERVICE, a Nevada corporation **367325**

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executed and acknowledged a Notice of Default and Election to Sell the property described in said Deed of trust to satisfy said indebtedness, and said Notice of Default and Election to Sell recorded on July 31, 1995 , in Book 195 , page 680 , as Document No. 353862 , Official Records of DOUGLAS , Nevada; and

WHEREAS, on 01/06/95 , 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., <sup>substituted</sup> Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would be on the 31st day of July , 1995, at the hour of 11:00 o'clock am sell at the office of WESTERN TITLE COMPANY, INC., 1626 HIGHWAY 395, MINDEN, NEVADA, 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 JULY 8, 1995, JULY 15, 1995 AND JULY 22, 1995

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 Building, 1616 8th Street, Minden, Nevada, on July 6, 1995 , and

WHEREAS, on the 7TH day of JULY , 1995, 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 \$250,000.00 , for said property, and said sum was highest and best bid therefor;

NOW THEREFORE, for and in consideration of said sum of \$250,000.00 , 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:

(Continued)

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All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 4, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southeast corner of Parcel 2 as shown on the Record of Survey for Hart Estate Investment No., and recorded in Book 1189, Page 929, Douglas County, Nevada Recorder's Office; thence South  $89^{\circ}49'00''$  West, 173.07 feet to the POINT OF BEGINNING, thence continuing South  $89^{\circ}49'00''$  West, 268.82 feet to the Northerly right-of-way line of U.S. 395; thence North  $51^{\circ}02'32''$  West along said Northerly right-of-way line, 166.00 feet; thence North  $44^{\circ}54'36''$  East, 218.83 feet; thence South  $89^{\circ}39'15''$  East, 44.24 feet; thence South  $50^{\circ}43'28''$  East, 122.77 feet; thence South  $29^{\circ}39'15''$  East, 207.69 feet to the POINT OF BEGINNING. Said premises is further imposed on that certain Record of Survey supporting Lot Line Adjustment recorded November 9, 1990, in Book 1190, at Page 1378, as Document No. 238513.

A.P.N. 25-143-15

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