

WHEN RECORDED MAIL TO:
NEVADA BANKING COMPANY
P. O. BOX 5700
STATELINE, NV 89449

Foreclosure No . P72983JCF
R.P.T.T. 0.00
Based on full value

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on the 28TH, day of OCTOBER ,
1996, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation,
as Trustee, party of the first part, and NEVADA BANKING COMPANY

party of the second part, whose address is P. O. BOX 5700, STATELINE, NV
89449

WITNESSETH

WHEREAS, DOUGLAS O. DEES AND SEQUETA V. DEES, husband and wife as joint
tenants with right of survivorship

executed a Promissory Note payable to the order of NEVADA BANKING COMPANY

in the principal sum of \$51,000.00 , and bearing interest, and as
security for the payment of said Promissory Note, said DOUGLAS O. DEES
AND SEQUETA V. DEES, husband and wife as joint tenants with right of
survivorship

as Trustor, executed a certain Deed of Trust to STEWART TITLE OF DOUGLAS
COUNTY*

as Trustee for NEVADA BANKING COMPANY

as Beneficiary, which Deed of Trust was dated March 10, 1992 , and was
recorded on March 19, 1992 , in Book 392 , Page 3089 , Document No.
273603 , Official records of DOUGLAS , Nevada; and

*WESTERN TITLE COMPANY, INC. was substituted as Trustee by Substitution of Trustee recorded
July 2, 1996, in Book 796, Page 289, as Document No. 391277, 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
April 1, 1996 , 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, NEVADA BANKING COMPANY

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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 2, 1996, in Book 796, page 290, as Document No. 391278, Official Records of DOUGLAS, Nevada; and

WHEREAS, on 07/02/96, 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 WESTERN TITLE COMPANY, INC.

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 be on the 28TH day of OCTOBER, 1996, 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 OCTOBER 5, 1996, OCTOBER 12, 1996 AND OCTOBER 19, 1996

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 October 3, 1996, and

WHEREAS, on the 2ND day of OCTOBER, 1996, 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 \$59,173.62, for said property, and said sum was highest and best bid therefor;

NOW THEREFORE, for and in consideration of said sum of \$59,173.62, 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 5, Block C, as shown on the Official Map of WESTWOOD VILLAGE UNIT NO. 1, filed for record in the Office of the County Recorder on October 5, 1979, Book 1079, Page 440, Document No. 37417, and Certificate of Amendment recorded July 14, 1980, in Book 780 Page 783 and further recorded January 31, 1991, in Book 191, Page 3820, Document No. 243938, Official Records of Douglas County, Nevada

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TOGETHER WITH the improvements thereon, and all other singular the tenements hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together 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.

Judy A. Coclich
JUDY A COCLICH, ASSISTANT SECRETARY

Dated October 28, 1996

County of DOUGLAS)

)SS.

On October 28, 1996)
before me, a notary public,
personally appeared JUDY A.
COCLICH, ASSISTANT SECRETARY

personally known or proved to me to be the person(s) whose name(s) is subscribed to the above instrument who acknowledged that she executed the instrument.

MAIL TAX STATEMENT TO:
SAME AS ABOVE

Judith L. Perez
Notary Public

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FOR RECORDER'S USE

JUDITH L. PEREZ
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 91-0735-5 - EXPIRES NOV. 21, 1999

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

'96 NOV -7 A11 :59

LINDA SLATER
RECORDER
\$ *9.00* PAID *KS* DEPUTY

