

Nevada Title Company

TRUSTEE'S DEED UPON SALE

M 7992756
FCL. NO. 96-06-2219 FCL
APN #: 25-416-02
LOAN NO. 20060508-1

R.P.T.T. \$ ~~140.40~~ ⁸⁰

THIS INDENTURE, made NOVEMBER 27, 1996 between NEVADA TITLE COMPANY a Nevada Corporation, as Trustee as hereinafter stated, herein called Trustee, and SOURCE ONE MORTGAGE SERVICES CORPORATION, A DELAWARE CORPORATION herein called Grantee, WITNESSTH:

WHEREAS, JACK LEE BEST AND ELIZABETH JANE BEST, HUSBAND AND WIFE AND MARY JANE BEST, AN UNMARRIED WOMEN by Deed of Trust dated SEPTEMBER 2, 1994 and recorded on SEPTEMBER 10, 1994 in Book 994 of Official Records, as Document No. 345996 at page 1904 in the Office of the County Recorder of DOUGLAS County, State of Nevada, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note and interest according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Note of said Breach and Default hereinafter referred to, to which reference is hereby made; and,

WHEREAS, on JUNE 27, 1996 the then Beneficiary, or holder of said note did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on JULY 1, 1996 in the office of the County Recorder of DOUGLAS County, Nevada a Notice of breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Book as Document No. 391184 of Official Records of said County, and,

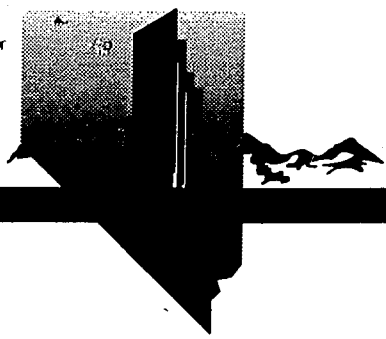
WHEREAS, Trustee in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in a newspaper of general circulation printed and published in the county and state in which the premises to be sold is situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on NOVEMBER 27, 1996 at the hour of 9:00AM o'clock of said day, at the 2nd floor entrance of NEVADA TITLE COMPANY, 3320 W. Sahara Ave in the City of Las Vegas, County of Clark, State of Nevada, and,

WHEREAS three true and correct copies of said Notice were posted in three of the most public places in the County of DOUGLAS, State of Nevada, in which said sale was noticed to take place, for not less than twenty days before the date of sale therein fixed, and,

WHEREAS, compliance having been made with all of the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of ONE HUNDRED SEVEN THOUSAND EIGHT HUNDRED TWO AND 8/100 DOLLARS (\$107,802.08), said Grantee being the highest and best bidder therefore.

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NOW, THEREFORE, Trustee in consideration of the premises recited and the sum herein mentioned bid and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, express or implied, unto the said Grantee all that certain property situate in the County of DOUGLAS State of Nevada, described as follows:

LOT 30, AS SHOWN ON THAT CERTAIN MAP ENTITLED "FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 3", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 15, 1971, IN BOOK 2 OF MAPS, PAGE 257, AS DOCUMENT NO. 54454.

IN WITNESS WHEREOF the said NEVADA TITLE COMPANY, has this day, caused its corporate name to be affixed hereto and this instrument to be executed by its authorized officers.

DATED: NOVEMBER 27, 1996

NEVADA TITLE COMPANY, Trustee

BY: Wendy McMillan
WENDY MCMILLAN, ASSISTANT VICE PRESIDENT

BY: Sue Dudzinski
SUE DUDZINSKI, ASSISTANT VICE PRESIDENT

STATE OF: NEVADA

COUNTY OF: CLARK

On NOVEMBER 27, 1996, before me, a Notary Public, personally appeared WENDY MCMILLAN AND SUE DUDZINSKI

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this document and acknowledged (he, she, they) executed it.

Signature Gayle Shelton
(Notary Public)



Gayle Shelton
Notary Public - Nevada
Clark County
My appt. exp. May 11, 1997

WHEN RECORDED MAIL TO:
SOURCE ONE MTG. SERVICES CORP.
27555 FARMINGTON ROAD
FARMINGTON HILLS, MI. 48334

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

'96 DEC -3 AM 1:56

LINDA SLATER
RECORDER

\$ 8.00 PAID KP DEPUTY

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