

WHEN RECORDED MAIL TO:  
WHITE RABBIT ASSOCIATES  
P. O. BOX 1330  
WINTER PARK, FL 32789

Foreclosure No . P71641JCF  
R.P.T.T. 0.00  
Based on full value

**TRUSTEE'S DEED**

THIS INDENTURE, made and entered into on the 18TH, day of December , 1996, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first part, and WHITE RABBIT ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP

party of the second part, whose address is P. O. BOX 1330, WINTER PARK, FL 32789

**WITNESSETH**

WHEREAS, GREEN VALLEY PROPERTIES, INC., a Nevada corporation

executed a Promissory Note payable to the order of WHITE RABBIT ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP

in the principal sum of \$133,995.32 , and bearing interest, and as security for the payment of said Promissory Note, said GREEN VALLEY PROPERTIES, INC., a Nevada corporation

as Trustor, executed a certain Deed of Trust to WESTERN TITLE COMPANY, INC., a Nevada corporation

as Trustee for WHITE RABBIT ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP

*P.* as Beneficiary, which Deed of Trust was dated August 30, 1993 , and was recorded on August 30, 1993 , in Book 893 , Page 6184 , Document No. 316047 , Official records of DOUGLAS , Nevada; and

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 August 28, 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, WHITE RABBIT ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP

BK 1296 PG 1775

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DOUGLAS COUNTY

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 November 18, 1996, in Book 1195, page 2873, as Document No. 375033, Official Records of DOUGLAS, Nevada; and

WHEREAS, on 11/21/95, 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 WESTERN TITLE COMPANY, INC., a Nevada corporation

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 18TH day of NOVEMBER, 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 26, 1996, November 2, 1996 and November 9, 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 23, 1996, and

WHEREAS, on the 23rd 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 \$173,315.88, for said property, and said sum was highest and best bid therefor;

NOW THEREFORE, for and in consideration of said sum of \$173,315.88, 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:

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

Lots 19, 20, 21, 22, 23, 24, in Block B, as set forth on the Final Map of MOUNTAIN GLEN, PHASE 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 28, 1989, in Book 989, Page 3823, as Document No. 211874.

A.P.N. 25-531-07, 25-531-08, 25-531-09, 25-531-10, 25-531-11, 25-531-12

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BK 1296 PG 1776

