

WHEN RECORDED MAIL TO:  
C. K. BENSON, TRUSTEE  
P. O. BOX 11862  
RENO, NV 89510

Foreclosure No . P73304JCF  
R.P.T.T. 0.00  
Based on full value

**TRUSTEE'S DEED**

THIS INDENTURE, made and entered into on the 21st, day of January , 1997, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first part, and C. K. BENSON AND MARCIA L. BENSON, Trustees of the BENSON TRUST, Dated 1/1/81

party of the second part, whose address is P. O. BOX 11862, RENO, NV 89510-1862

**WITNESSETH**

WHEREAS, GREEN VALLEY PROPERTIES, INC. a Nevada corporation

executed a Promissory Note payable to the order of PYRAMID MORTGAGE COMPANY, a Nevada corporation, assigned to C.K. BENSON AND MARCIA L. BENSON, TRUSTEES OF THE BENSON TRUST DATED 1/1/81 in the principal sum of \$105,000.00 , 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 STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation

as Trustee for PYRAMID MORTGAGE COMPANY, a Nevada corporation, assigned to C.K. BENSON AND MARCIA L. BENSON, TRUSTEES OF THE BENSON TRUST DATED 1/1/81

as Beneficiary, which Deed of Trust was dated April 11, 1995 , and was recorded on April 24, 1995 , in Book 495 , Page 3530 , Document No. 360783 , Official records of DOUGLAS , Nevada; and WESTERN TITLE COMPANY, INC. was substituted as Trustee by Substitution of Trustee recorded 9/23/96, Book 996, Page 3455, Document No. 396983, 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 March 24, 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, PYRAMID MORTGAGE COMPANY, a Nevada corporation, assigned to C.K. BENSON AND MARCIA L. BENSON, TRUSTEES OF THE BENSON TRUST DATED 1/1/81

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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 January 21, 1997 , in Book 996 , page 3456 , as Document No. 396984 , Official Records of DOUGLAS , Nevada; and

WHEREAS, on 09/25/96 , 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 the beneficiary herein

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 20th day of January , 1997, at the hour of 11:30 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 December 28, 1996, January 4, 1997 and January 11, 1997

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 December 26, 1996 , and

WHEREAS, on the 27th day of December , 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 on January 20, 1997 at 11:30 a.m. said sale was postponed to January 21, 1997 at 3:30 p.m.

WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of \$24,261.15 , for said property, and said sum was highest and best bid therefor;

NOW THEREFORE, for and in consideration of said sum of \$24,261.15 , 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 17 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.

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