

WHEN RECORDED MAIL TO:
BING CONSTRUCTION COMPANY
P. O. BOX 487
MINDEN, NV 89423

Foreclosure No . P73518JCF
R.P.T.T. 0.00
Based on full value

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on the 24th, day of February , 1997, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first part, and BING CONSTRUCTION COMPANY OF NEVADA, a Nevada corporation

party of the second part, whose address is P. O. BOX 487, MINDEN, NV 89423

WITNESSETH

WHEREAS, DOUGLAS DEES AND SEQUETA DEES, husband and wife as joint tenants

executed a Promissory Note payable to the order of JOHN R. BURGMAN, an unmarried man

in the principal sum of \$123,000.00 , and bearing interest, and as security for the payment of said Promissory Note, said DOUGLAS DEES AND SEQUETA DEES, husband and wife as joint tenants

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

as Trustee for JOHN R. BURGMAN, an unmarried man

as Beneficiary, which Deed of Trust was dated January 12, 1996 , and was recorded on January 18, 1996 , in Book 0196, Page 2966 , Document No. 379178 , Official records of DOUGLAS , Nevada; and

* WESTERN TITLE COMPANY, INC. was substituted as Trustee by Substitution of Trustee recorded on October 25, 1996, Book 1096, Page 4637, as Document No. 399644, Douglas County, Nevada records.

Said Deed of Trust was assigned by Assignment of Deed of Trust recorded 3/3/97 in Book 397 , Page 79 , Document No. 467586 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 July 18, 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, JOHN R. BURGMAN, an unmarried man

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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 October 25, 1996 , in Book 1096, Page 4638 , as Document No. 399645 , Official Records of DOUGLAS , Nevada; and

WHEREAS, on 10/28/96 , 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 24th day of February , 1997, 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 February 1, 1997, February 8, 1997 and February 15, 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 January 31, 1997 , and

WHEREAS, on the 30th day of January , 1997, 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 \$136,344.86 , for said property, and said sum was highest and best bid therefor;

NOW THEREFORE, for and in consideration of said sum of \$136,344.86 , 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 21, as set forth on the Map of PLEASANT MEADOW SUBDIVISION, filed for Record in the Office of the Douglas County Recorder on October 12, 1993 in Book 1093, at Page 1611, as Document No. 319836, Official Records of Douglas County, Nevada. APN 37-630-21

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