

WHEN RECORDED MAIL TO:

LOWELL V. MITCHELL, TRUSTEE  
GLORIA A. MITCHELL  
P.O. BOX 333  
MINDEN, NV 89423

APN 25-371-08

Foreclosure No . P73923JCF  
R.P.T.T. 0.00  
Based on full value

TRUSTEE'S DEED

97.P. THIS INDENTURE, made and entered into on the 24TH , day of APRIL , 1997, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first part, and LOWELL V. MITCHELL AND GLORIA A. MITCHELL, TRUSTEE'S OF THE MITCHELL FAMILY TRUST DATED NOVEMBER 5, 1990

party of the second part, whose address is P.O. BOX 333 MINDEN, NV 89423

WITNESSETH

WHEREAS, J. ROGER ROACH, an unmarried man

executed a Promissory Note payable to the order of LOWELL V. MITCHELL and GLORIA A. MITCHELL, Trustees of the MITCHELL FAMILY TRUST dated November 5, 1990

in the principal sum of \$67,750.00 , and bearing interest, and as security for the payment of said Promissory Note, said J. ROGER ROACH, an unmarried man

as Trustor, executed a certain Deed of Trust to WESTERN TITLE COMPANY, INC., A NEVADA CORPORATION

as Trustee for LOWELL V. MITCHELL and GLORIA A. MITCHELL, Trustees of the MITCHELL FAMILY TRUST dated November 5, 1990

as Beneficiary, which Deed of Trust was dated July 31, 1996 , and was recorded on August 2, 1996 , in Book 896 , Page 388 , Document No. 393483 , 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 OCTOBER 2, 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, LOWELL V. MITCHELL and GLORIA A. MITCHELL, Trustees of the MITCHELL FAMILY TRUST dated November 5, 1990

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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 DECEMBER 31; 1996 , in Book 1296, Page 5098 , as Document No. 403970 , Official Records of DOUGLAS , Nevada; and

WHEREAS, on 01/06/97 , 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. 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 APRIL , 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 APRIL 4, 1997, APRIL 9, 1997, APRIL 16, 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 March 28, 1997 , and

WHEREAS, on the 31ST day of MARCH , 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 \$73,772.38 , for said property, and said sum was highest and best bid therefor;

NOW THEREFORE, for and in consideration of said sum of \$73,772.38 , 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:

Lot 7, as shown on the official map of KINGSLANE UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on December 26, 1968, in Book 64, Page 82, as Document No. 43243.

Excepting therefrom any personal property.

TOGETHER WITH the improvements thereon, and all other singular the tenements hereditaments and appurtenances thereunto belonging or apper-

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