TRUSTEE'S DEED UPON SALE

Trustee's Sale No. DO-970066-FC

The undersigned Grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was.......\$53,769.40
- 3) The amount paid by the Grantee at the Trustee's Sale was....\$53,769.40
- 4) The real property transfer tax is......\$70.20

This indenture made by Northern Nevada Title Company, a Nevada corporation as Trustee under Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, expressed or implied, to RAYMOND J. BEDFORD AND TREASIE BEDFORD, HUSBAND AND WIFE, Grantee, all of it's right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 23 of Ridgeview Estates, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 27, 1972, as document no. 63503.

Togther with an undivided 1/83 interest in and to all the common area shown as "Parcel A", as set forth on said subdivision.

TRUSTEE STATES THAT:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust executed by Wesley Pieper and Faye Pieper, husband and wife as joint tenants, Trustor, recorded July 7, 1988, in Book 788, Official Records, at Page 819 as Document No. 181706, after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occured as set forth in a Notice of Breach and Election to Sell which was recorded on January 23, 1997 in Book 197, Official Records, at Page 3154, as Document No. 405273.

All requirements of law regarding the mailing of copies of notices for which requests have been recorded and the posting and publication of copies of the Notice of Trustee's Sale have been complied with.

Said property was sold by said Trustee at public auction on May 28, 1997, at 10:30 a.m., at the place named in the Notice

of Trustee's Sale, in the County of Carson City, Nevada. Grantee, being the highest bidder at such Sale, became the purchaser of said property and paid therefore to said Trustee the amount bid, being \$53,769.40 in lawful money of the United States of America, or by the satisfaction of the obligations then secured by said Deed of Trust.

IN WITNESS WHEREOF, Northern Nevada Title Company, a Nevada corporation, as Trustee, has this day caused it's corporate name to be affixed hereto by it's President and Secretary/Treasurer thereunto duly authorized by resolution of it's Board of Directors.

Dated: June 4, 1997

NORTHERN NEVADA TITLE COMPANY, a Nevada corporation

SS.

Trustee

Ву:

///////////////////////James/P./Kiernan, President

Ву:

Susan K. Kiernan/ Secretary/Treasurer

STATE OF NEVADA

COUNTY OF CARSON CITY)

JO ANGELA POPP

NOTARY PUBLIC - NEVADA

Appt. Recorded in CARSON CITY

My Appt. Exp. May 18, 1999

On June 4, 1997 before me, the undersigned, a Notary Public in and for said County and State, personally appeared James P. Kiernan and Susan K. Kiernan known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-laws and Resolution of its Board of Directors.

Notary Public

0415121

REQUESTED BY
Northern Nevada Title Company
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

'97 JUN 13 P2:46

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LINDA SLATER
RECORDER
PAIDK DEPUTY