

MAIL TAX STATEMENTS TO:

Document Transfer Tax \$ 231.40 ✓

Grantee was/were not the foreclosing beneficiary;

consideration \$ 178,000.00 ✓

unpaid debt \$ 180,253.13 ✓ non exempt amount \$

Computed on the consideration or value of real property conveyed

Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Deborah Stude

Signature of Declarant or Agent

SAME AS BELOW

AP # 011 152 12 TRA:

Ref: July 18, 1997 ✓

Trust No. 0310905-03 ✓

Loan No. 1019752854 ✓

187081 mto

TRUSTEE'S DEED UPON SALE

CAL-WESTERN RECONVEYANCE CORPORATION, a corporation, (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to NATIONSBANC MORTGAGE CORPORATION

(herein called Grantee) the real property in the City of STATELINE County of DOUGLAS, State of Nevada, described as follows:

LOT 12, AS SET FORTH ON THE AMENDED MAP OF KINGSBURY VILLAGE UNIT NO. 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON JULY 10, 1964 IN BOOK 1 OF MAPS AS DOCUMENT NO. 22963, OFFICIAL RECORDS. ✓

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by STEVEN J. LANGE AND MARIE A. LANGE, HUSBAND AND WIFE AND WILLIAM E. BALDRY AND LINDA L. BALDRY, HUSBAND AND WIFE ✓

as Trustor, recorded May 26, 1993, as Document No. 308109 in Book 0593 Page 5113, of official records in the office of the Recorder of DOUGLAS County, Nevada and pursuant to the Notice of Default recorded March 21, 1996, as Document No. 383756 in Book XX, Page XX of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.

A Notice of Trustee's Sale was published once a week for three consecutive weeks commencing 06/26/1996 in the RECORD COURIER, a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted by the Trustee or it's authorized representative of said County in three public places, namely IN THE CITY OF STATELINE, ON THE BULLETIN BOARDS OF 1) U.S. POST OFFICE, KINGSBURY GRADE, 2) U.S. POST OFFICE, U.S. HWY 50, ZEPHER COVE, NV, 3) DOUGLAS COUNTY SHERIFF'S SUBSTATION

At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on July 17, 1997 to said Grantee, being the highest bidder therefore, for \$178,000.00 cash, lawful money of the United States, in full satisfaction of the indebtedness then secured by said Deed of Trust.

TRUSTEE'S DEED UPON SALE

Page 2 of 2

Dated: July 18, 1997

IN WITNESS WHEREOF, Cal-Western Reconveyance Corporation, as Trustee, has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Dated: July 18, 1997

CAL-WESTERN RECONVEYANCE CORPORATION
as Trustee

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Signature/By Yvonne J. Wheeler
Authorized Officer
YVONNE J. WHEELER, ASST. VICE PRESIDENT

On July 18, 1997 before me, the undersigned, a Notary Public in and for said State, personally appeared **YVONNE J. WHEELER** Personally known to me (or ~~proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.



Signature Deborah Studer

Ref: STEVEN J. LANGE
Trust No. 0310905-03
Loan No. 1019752854

WHEN RECORDED MAIL TO:
NATIONSBANC MORTGAGE CORPORATION
205 PARK CLUB LANE
BUFFALO NY 14231-9000

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

FIRST AMERICAN TITLE CO.

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 JUL 28 AM 11:27

0418091
BK0797PG4623

LINDA SLATER
RECORDER
\$ 8.00 PAID ks DEPUTY