

WHEN RECORDED MAIL TO:
WILLIAM WELLMAN
2308 PROMETHEUS COURT
HENDERSON, NV 89014-5323

Foreclosure No . P74252JCF
R.P.T.T. 44.85
XX Based on full value

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on the 17TH, day of JULY ,
1997, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation,
as Trustee, party of the first part, and WILLIAM WELLMAN AND JANET M.
WELLMAN, HUSBAND AND WIFE WITH RIGHT OF SURVIVORSHIP

party of the second part, whose address is 2308 PROMETHEUS COURT,
HENDERSON, NV 89014-5323

WITNESSETH

WHEREAS, LARRY TODD AND JAN TODD, HUSBAND AND WIFE AS JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

executed a Promissory Note payable to the order of SUNRIDGE CORPORATION,
A NEVADA CORPORATION

in the principal sum of \$40,000.00 , and bearing interest, and as
security for the payment of said Promissory Note, said LARRY TODD AND JAN
TODD, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

as Trustee for SUNRIDGE CORPORATION, A NEVADA CORPORATION

as Beneficiary, which Deed of Trust was dated August 30, 1995 , and was
recorded on September 29, 1995, in Book 995 , Page 5298 , Document No.
371644 , 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
August 28, 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, SUNRIDGE CORPORATION, A NEVADA CORPORATION

0418117
BK0797PG4663

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 MARCH 12, 1997 , in Book 397 , Page 1660 , as Document No. 0408243 , Official Records of Douglas , Nevada; and

WHEREAS, on 03/12/97 , 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 17TH day of JULY , 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 JUNE 25, 1997, JULY 2, 1997, JULY 9, 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 June 20, 1997 , and

WHEREAS, on the 20TH day of JUNE , 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 \$34,251.70 , for said property, and said sum was highest and best bid therefor;

NOW THEREFORE, for and in consideration of said sum of \$34,251.70 , 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 6, in block J, as set forth on the Amended Map of SUNRIDGE HEIGHTS, PHASE 5B, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on February 22, 1995, in Book 295, Page 3219, as Document No. 356642. A.P.N. 21-450-06

0418117

BK0797PG4664

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

taining, and the reversion and reversions, remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together the appurtenances, unto the said party of the second part, and to its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

WESTERN TITLE COMPANY, INC.

Judy A. Coelich

JUDY A. COELICH
ASSISTANT SECRETARY

Dated July 17, 1997

County of DOUGLAS)
)SS.

On July 17, 1997)
before me, a notary public,
personally appeared
JUDY A. COCLICH
ASSISTANT SECRETARY
personally known or proved to
me to be the person(s) whose
name(s) is subscribed to the
above instrument who ack-
nowledged that she executed
the instrument.

MAIL TAX STATEMENT TO:
SAME AS ABOVE

Suzanne Cheechov

Notary Public

.....
FOR RECORDER'S USE



REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 JUL 28 12:05

0418117
BK0797PG4665

LINDA SLATER
RECORDER
\$ 9.00 PAID *K* DEPUTY