

RPTT \$ 214.50

FORECLOSURE NO. 97151670

WHEN RECORDED RETURN TO:  
Stewart Title of Northern Nevada  
P. O. Box 12400  
Reno, NV 89510

MAIL TAX STATEMENTS TO:  
INTERWEST BANK  
P.O. Box 7498  
RENO, NV 89510-7498

ASSESSOR'S PARCEL NO.: 029-155-07

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 30th day of July, 1997, between STEWART TITLE OF NORTHERN NEVADA, a Nevada Corporation, as duly appointed Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and INTERWEST BANK

(herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated August 31, 1995 and recorded September 1, 1995 in Book 995, at Page 158, of Official Records of Douglas County, State of Nevada, as Document No. 369720, CURTIS A. NELSON, an unmarried man

did grant and convey the property herein described to STEWART TITLE OF DOUGLAS COUNTY upon the Trusts therein expressed, to secure, among other obligations, payment of that certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

WHEREAS, breach and default occurred under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell, under Deed of Trust, to which reference is hereinafter made; and

WHEREAS, on March 20, 1997, the Owner of said Note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto, a Notice of Default and Election to Sell under Deed of Trust, requesting said Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded on April 4, 1997, in Book 0497, at Page 766, of Official Records of Douglas County, State of Nevada, as Document No. 0409996; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and in compliance with the terms of said Deed of Trust, the Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority vested in it, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly therein and hereinafter described, said property being in the County of Douglas, State of Nevada, and fixing the time and place of sale as July 30, 1997 at 10:30 A.M. at the office of Stewart Title of Northern Nevada, located at 3400 Kauai Ct., Ste. #103, Reno, NV and caused a copy of said Notice of Sale to be posted for not less than twenty (20) days before the date of sale therein fixed, in three public places in the City or Township of East Fork where said property is located and in three public places in the City of Reno, where said property was to be sold; and said Trustee caused a copy of said Notice of Sale to be published once a week for three successive weeks before the date of sale in the Record Courier and The Reno Gazette Journal, a newspaper of general circulation printed and published in the County in which said real property is situated, the first day of such publication being July 9, 1997; and

WHEREAS, copies of said recorded Notice of Default and Election to Sell under Deed of Trust and said Notice of Trustee's Sale were mailed to all those who were entitled thereto in accordance of Section 107.090 of the Nevada Revised Statutes; and

WHEREAS, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

WHEREAS, at the time and place fixed as aforesaid, Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$164,903.41, paid in lawful money of the United States of America by the satisfaction of the indebtedness then secured by the Deed of Trust, pro tanto.

0418563


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NOW THEREFORE, Trustee, inconsideration of the premises recited and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto the Grantee, but without any covenant or warranty, express or implied, all that certain property situate in the City of Gardnerville County of Douglas, State of Nevada, that is described as follows:

Lot 156, as shown on the Amended Map of GARDNERVILLE RANCHOS UNIT NO. 5, filed for record on August 4, 1994 in the office of the County Recorder of Douglas County, Nevada, as Document No. 343296.

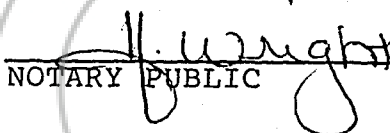
IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Asst. Secretary thereunto, duly authorized by resolution of its Board of Directors.

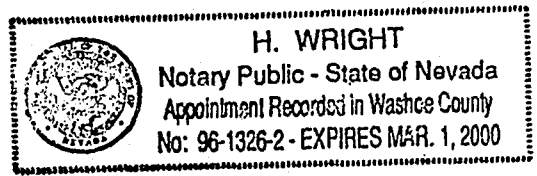
STEWART TITLE OF NORTHERN NEVADA,  
as Trustee

  
BY PHILLIP E. FRINK, ASST. SECRETARY

STATE OF NEVADA )  
COUNTY OF WASHOE ) SS



This instrument was acknowledged before me on July 30, 1997 by Phillip E. Frink as Asst. Secretary of STEWART TITLE OF NORTHERN NEVADA.

  
NOTARY PUBLIC



REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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LINDA SLATER  
RECORDER  
s.  PAID  DEPUTY

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