

Declaration

The undersigned declares under penalty of perjury that the following is true and correct:

The Grantee herein was xxx the foreclosing beneficiary.

The amount of the unpaid debt together with costs was \$ 645,261.26

The amount paid by the Grantee at the trustee's sale was \$ 640,242.34

The Document Transfer Tax is \$ 832.65

The City Conveyance Tax is \$ 0.00

The property is in xx an unincorporated area ___ the city of _____

The property is in the county of Douglas _____ and the APN is see below

TRUSTEE'S DEED

97050876

PEELLE FINANCIAL CORPORATION is the current trustee under that certain deed of trust executed by -: W-B Ltd., A Limited Partnership recorded on -: 04/03/95 as instrument: 359375 in book -----: 495 at page -----: 320 county of ---: Douglas state of ----: Nevada

After complying with all the requirements of law regarding the mailing of copies of the Notice of Default or the publication or delivery of same, the mailing, posting and publication of copies of the Notice of Trustee's Sale, and the recording of the Notice of Default, the trustee sold the following described property at a public auction on 09/17/97 at 1:00p.m. to the highest bidder.

By virtue of the authority vested in the trustee by the deed of trust and in consideration of the above recitals and sums paid, trustee hereby grants to SierraWest Bank fka Truckee River Bank without covenant or warranty of any kind, express or implied, regarding title to said property or any encumbrances thereon, all that certain real property situated in said county and state described as: See Exhibit A attached hereto and made a part hereof; APN # 23-600-23, 23-600-24, 23-600-25, 23-600-27, 23-600-28, 23-600-35, 23-600-36, 23-600-37, 23-600-38 Property commonly known as 2562 Silver State Pkway Minden NV

PEELLE FINANCIAL CORPORATION

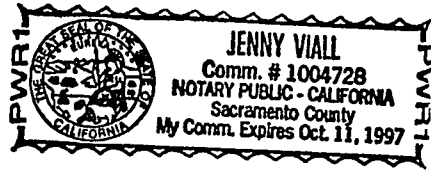
BY: Lauren Meyer
Lauren Meyer, Regional Manager

State of California)
County of Sacramento)..S.S.

On 9-22 1997, before me, the undersigned, a Notary Public for said County and State personally appeared Lauren Meyer known to me to be the Regional Manager of the Corporation that executed the within instrument, personally known to me to be the person 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 a resolution of its board of directors.

Witness my hand and official seal

J. Viall



nvforms trustee PFC #: 25492-48 Loan #: 3737004371

When recorded mail to:

SierraWest Bank
Attn: Robert Storrey
10181 Truckee Tahoe Airport Rd
Truckee, CA 96160

0423410

BK 1097PG 1183

LEGAL DESCRIPTION

Order No.: 97050876

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Lot 1 in Block A as shown on the official map of Carson Valley Business Park Phase 1, recorded in the office of the Douglas County Recorder, State of Nevada, on September 21, 1993, in Book 993, at Page 3579, as File No. 318019, Official Records.

EXCEPTING THEREFROM Units 5A, 5B, and 5C, as set forth on the Amended Record of Survey for the WHITTINGTON BUSINESS CENTER, filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 10, 1996 in Book 696 at Page 1563 as Document No. 389746.

Together with an undivided 3/18th interest in and to the common area shown as Parcel 7 as set forth on the Amended Record of Survey for the WHITTINGTON BUSINESS CENTER, filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 10, 1996 in Book 696 at Page 1563 as Document No. 389746.

FURTHER EXCEPTING THEREFROM Units 4A, 4B, and 4C, as set forth on the Amended Record of Survey for the WHITTINGTON BUSINESS CENTER, filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 10, 1996 in Book 696 at Page 1563 as Document No. 389746.

Together with an undivided 3/18th interest in and to the common area shown as Parcel 7 as set forth on the Amended Record of Survey for the WHITTINGTON BUSINESS CENTER, filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 10, 1996 in Book 696 at Page 1563 as Document No. 389746.

ALSO EXCEPTING THEREFROM Units 1A, 1B, and 1C, as set forth on the Amended Record of Survey for the WHITTINGTON BUSINESS CENTER, filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 10, 1996 in Book 696 at Page 1563 as Document No. 389746.

Together with an undivided 3/18th interest in and to the common area shown as Parcel 7 as set forth on the Amended Record of Survey for the WHITTINGTON BUSINESS CENTER, filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 10, 1996 in Book 696 at Page 1563 as Document No. 389746.

Continued on next page

-1-

0423410

STEWART TITLE
Guaranty Company

BK1097PG1184

LEGAL DESCRIPTION - continued
Order No.:97050876

Nevada on June 10, 1996 in Book 696 at Page 1563 as Document No. 389746.

SAID LAND IS NOW KNOWN AS Parcels 2A, 2B, 2C, 3A, 3B, 3C, 6A, 6B, 6C as set forth on Record of Survey for Whittington Business Center filed for record in the office of the Douglas County Recorder in Book 1195, Page 4394, Document No. 375723, and amendment recorded in Book 696, Page 1563, as Document No. 389746, Official Records.

Together with an undivided 9/18th interest in Parcel 7 as set forth on said Record of Survey.

Assessors Parcel Nos. 23-600-23
23-600-24
23-600-25
23-600-26
23-600-27
23-600-28
23-600-35
23-600-36
23-600-37
23-600-38

-2-

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

'97 OCT -7 AIO:30

0423410
BK1097PG1185

LINDA SLATER
RECORDER
\$ 9.00 PAID KJ DEPUTY