

TRUSTEE'S DEED UPON SALE

T.S. No: A306195 Unit Code: A Loan No: 856849/SKIMAN

R.P.T.T. \$ # 2

WESTERN RECONVEYANCE CO.
(herein called Trustee)

does hereby GRANT AND CONVEY, without any covenant or warranty, express or implied to

FEDERAL NATIONAL MORTGAGE ASSOCIATION
(herein called Grantee), such interest as Trustee has in that certain property described as follows:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is made pursuant to the authority vested in said Trustee, as Trustee or as duly appointed Trustee by the Deed of Trust described as follows:

Trustor: JAMES P. SKIMAN, DIANE M. SKIMAN

Recorded January 28, 1997 as Instr. No. 405628 in Book 0197 Page 3925 of Official Records in the office of the Recorder of DOUGLAS County, Whereas, the holder of the note secured by said Deed of Trust delivered to Trustee a written Declaration of Default and, pursuant thereto, a Notice of Default was recorded March 13, 1998 as Instr. No. 434863 in Book 398 Page 245 of Official Records in the office of the Recorder of DOUGLAS County;
AP# 03-220-07

Whereas, Trustee complied with all applicable statutory provisions of the State of Nevada, and of the described Deed of Trust, including the mailing and publication of the Notice of Default of sale, as respectively appropriate.

Said Notice of Trustee's Sale stated the time and place that Trustee would sell its interest in the described property at public auction. On September 4, 1998, the date set forth in the Notice of Trustee's Sale or the properly postponed sale date, Trustee sold the described property to Grantee, the highest qualified bidder present, for the sum of \$203,200.00, Pro-tanto,

This document is being re-recorded to include a legal description.

0450310

0449326

BK0998PG5252

BK0998PG2422

In Witness Whereof, the undersigned caused its corporate name and seal (if applicable) to be hereunto affixed.

Dated September 4, 1998

WESTERN RECONVEYANCE CO.,
By T.D. Service Company, As Agent for the Trustee

BY Frances Depalma
FRANCES DEPALMA, ASSISTANT SECRETARY

BY Karen Talafus
KAREN TALAFUS, ASSISTANT SECRETARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

On 09/04/98 before me, M.Y. MANDA personally appeared FRANCES DEPALMA, ASSISTANT SECRETARY, KAREN TALAFUS, ASSISTANT SECRETARY 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 acknowledged 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 M.Y. Manda (Seal)



Space below this line for recorder's use

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

and when recorded mail to

WESTERN FINANCIAL BANK, FSB
1111 E. KATELLA AVE.
ORANGE, CA 92867

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

'98 SEP 14 P12:17

LINDA SLATER
RECORDER
\$8.00 PAID KO DEPUTY

0450310

BK0998PG5253

0449326
BK0998PG2423

DESCRIPTION

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

That portion of the North half of the South half of the South half of Lot 4, of Section 34, Township 14 North, Range 18 East, M.D.B.&M., more particularly described as follows:

BEGINNING at a point in the North line of said North half of the South half of the South half of Lot 4, from which the South quarter corner of said Section 34 bears South 89°53'27" East 203.72 feet and South 29°59'42" East 378.30 feet; said point of beginning being also the Northeast corner of the WALTER C. DAVIS, et ux, property as described in Book 5 of Official Records at Page 726, Douglas County, Nevada, records; thence from the point of beginning and along the Easterly line of said DAVIS property South 00°30'54" West 163.74 feet to the Southeast corner thereof, being the Southwest corner of the herein described parcel and being also a point in the South line of said North half of the South half of the South half of Lot 4; thence along said South line South 89°53'35" East 73.96 feet; thence leaving South line North 00°19'15" West 16.94 feet to a point in the North line of said North half of the South half of the South half of Lot 4; thence North 89°53'27" West 71.90 feet more or less, to the Point of Beginning.

Assessors Parcel No. 03-220-07

TOGETHER with the non-exclusive right of way 20 feet in width for roadway and public utility easement over and across the North 20 feet of the said North half of the South half of the South half of Lot 4, extending from the Northeast corner of the above described parcel Easterly to the Westerly right of way line of U.S. Highway 50 as above referred to.

EXCEPTING THEREFROM Water Rights as conveyed to Skyland Water Company, a Nevada Corporation, described in the Deed recorded December 5, 1988 in Book 1288 of Official Records at Page 480, as Document No. 191994.

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

PRE3/

'98 SEP 25 P12:37

0450310

BK0998PG5254

LINDA SLATER
RECORDER
\$ 9.00 PAID K2 DEPUTY