

WHEN RECORDED MAIL TO:
DONALD O. ULEN
PATRICIA A. ULEN
44489 TOWN CENTER WAY D-519

Foreclosure No . P77098SGF
R.P.T.T. 35-75 42.25
Based on full value

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on the 30TH, day of NOVEMBER ,
1998, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation,
as Trustee, party of the first part, and DONU INC.

party of the second part, whose address is 44489 TOWN CENTER WAY #D-519
PALM DESERT, CA 92260

WITNESSETH

WHEREAS, DONALD E. DODDS, an unmarried man and JOLENE B. HAUFF, an
unmarried woman

executed a Promissory Note payable to the order of JACQUELINE JEANNE
KRAMM, a single woman and assigned to DONU, INC. by assignment
recorded November 10, 1998 in Book 1198 Page 2083 as Document No. 453725
in the principal sum of \$39,000.00 , and bearing interest, and as
security for the payment of said Promissory Note, said DONALD E. DODDS,
an unmarried man and JOLENE B. HAUFF, an unmarried woman

as Trustor, executed a certain Deed of Trust to WESTERN TITLE COMPANY INC

as Trustee for JACQUELINE JEANNE KRAMM, a single woman and assigned to
DONU, INC. by assignment recorded November 10, 1998 in Book 1198 Page 2083
as Document No. 453725
as Beneficiary, which Deed of Trust was dated November 28, 1988 , and was
recorded on November 30, 1988 , in Book 1188, Page 4379 , Document No.
191746 , 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
November 10, 1997 , 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, JACQUELINE JEANNE KRAMM, a single woman and assigned to DONU,
INC. by assignment recorded November 10, 1998 in Book 1198 Page 2083 as

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BK 1298PG0496

Document No. 453725

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 August 3, 1998 , in Book 098 , Page 168 , as Document No. 446078 , Official Records of DOUGLAS , Nevada; and

WHEREAS, on 08/03/98 , a copy of said Notice of Default and Election to Sell was mailed be 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 30th day of November , 1998, at the hour of 11:00 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 indebtteness 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 NOVEMBER 7TH, 14TH AND 21ST, 1998

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 November 5, 1998 , and

WHEREAS, on the 5TH day of NOVEMBER , 1998, 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 \$32,002.63 , for said property, and said sum was highest and best bid therefor;

NOW THEREFORE, for and in consideration of said sum of \$32,002.63 , 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:

(1) All that certain property in the County of Douglas, State of Nevada, described as :

Lot 1, in Block E, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 Of Maps, Page 224, as Document No. 50212. A.P.N. 37-461-11

(b) That certain personal property that is particularly described as follows: ONE 1973 BROADMORE MOBILE HOME, I. D. #MH69853S 0063

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

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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.

Charlene L. Hanover

CHARLENE L. HANOVER
ASSISTANT SECRETARY

Dated: 11/27/98

County of DOUGLAS)
)SS.

On December 1, 1998)
before me, a notary public,
personally appeared CHARLENE
L. HANOVER

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

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FOR RECORDER'S USE

Sharon Goodwin
Notary Public



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

'98 DEC -2 A11 :59

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LINDA SLATER
RECORDER

\$ 9⁰⁰ PAID *Bh* DEPUTY