

RECORDING REQUESTED BY :

National Default Servicing Corporation

WHEN RECORDED MAIL TO :

RAYBON CORPORATION, A NEVADA CORPORATION

P.O. BOX 119

GARDNERVILLE, NV 89410

Forward Tax Statements to :

RAYBON CORPORATION, A NEVADA CORPORATION

P.O. BOX 119

GARDNERVILLE, NV 89410

NDSC File No. : 98-01595-cm-nv

Loan No. : 3106400293

Title Order No. : 98052270

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## TRUSTEE'S DEED UPON SALE

APN: 27-190-03 Transfer Tax : \$ *153.40*

The Grantee herein WAS a Third Party

The amount of the unpaid debt was \$117,574.92.

The amount paid by the Grantee was \$117,574.93.

The property is in the city of GARDNERVILLE, County of DOUGLAS, State of NV.

National Default Servicing Corporation, an Arizona Corporation, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

RAYBON CORPORATION, A NEVADA CORPORATION

P.O. BOX 119

GARDNERVILLE, NV 89410

herein called Grantee, the following described real property situated in DOUGLAS County, :

### SEE ATTACHED LEGAL DESCRIPTION

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed FREDRICK L. CYPHER AND CHARLENE CYPHER HUSBAND AND WIFE AS JOINT TENANTS , as Trustor, recorded on 12/15/86, Instrument No. BK1286-PG1790-DOC#146716 (or Book , Page ) Official Records in the Office of the County Recorder of DOUGLAS County, NV.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, and the recording, mailing, posting, and publication of the Notice of Trustee's Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 02/10/99 Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid , which amount was \$117,574.93.

Dated : 2/11/99

National Default Servicing Corporation,  
an Arizona Corporation

By:

*Laura Sakakibara*  
Laura Sakakibara, Trustee Sales Officer

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## LEGAL DESCRIPTION

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

## PARCEL 1:

A Parcel of land, situate in the East 1/2 of the Southwest 1/4 of Section 10, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the found rebar at the Southwest corner of said Section 10, proceed North 89°48' East, a distance of 1,316.75 feet, along the Northerly boundary of Dresslerville Road, to a point which is the Southeast corner of the Zinke parcel, as shown on that certain Parcel Map filed on the 29th day of April, 1974, in Book 474 of Parcel Maps, at page 702; proceed thence North 11°36'16" East (old bearing North 11°33'51" East), a distance of 790.12 feet, to the Northeast corner of Parcel 3 of that same Parcel Map described first above; proceed thence North 11°36'16" East (old bearing North 11°33'51" East), a distance of 869.08 feet, continuing along the centerline of Kerry Lane, to the True Point of Beginning, which is the Northwest corner of this parcel; proceed thence South 78°23'44" East, a distance of 264.00 feet, to the Northeast corner of the parcel; thence South 11°36'16" West, a distance of 165.00 feet, to the Southeast corner of the parcel; thence North 78°23'44" West, a distance of 264.00 feet, to the Southwest corner of the parcel; thence North 11°36'16" East (old bearing North 11°33'51" East), a distance of 165.00 feet, along the centerline of Kerry Lane to the POINT OF BEGINNING.

EXCEPTING THEREFROM all that portion thereof lying within the boundary lines of that certain Roadway Agreement entered into by and between C.E. SWIFT, et al, recorded January 14, 1964, as Document No. 24215, of Official Records of Douglas County, Nevada.

## PARCEL 2:

A NON-EXCLUSIVE EASEMENT for roadway purposes and ingress and egress for the benefit of the appurtenants to Parcel No. 1 herein above described and any subsequent division or subdivisions thereof, as created in those certain Roadway Agreements entered into by and between C.E. Swift, et al, recorded December 28, 1961, in book 10, page 17, and also

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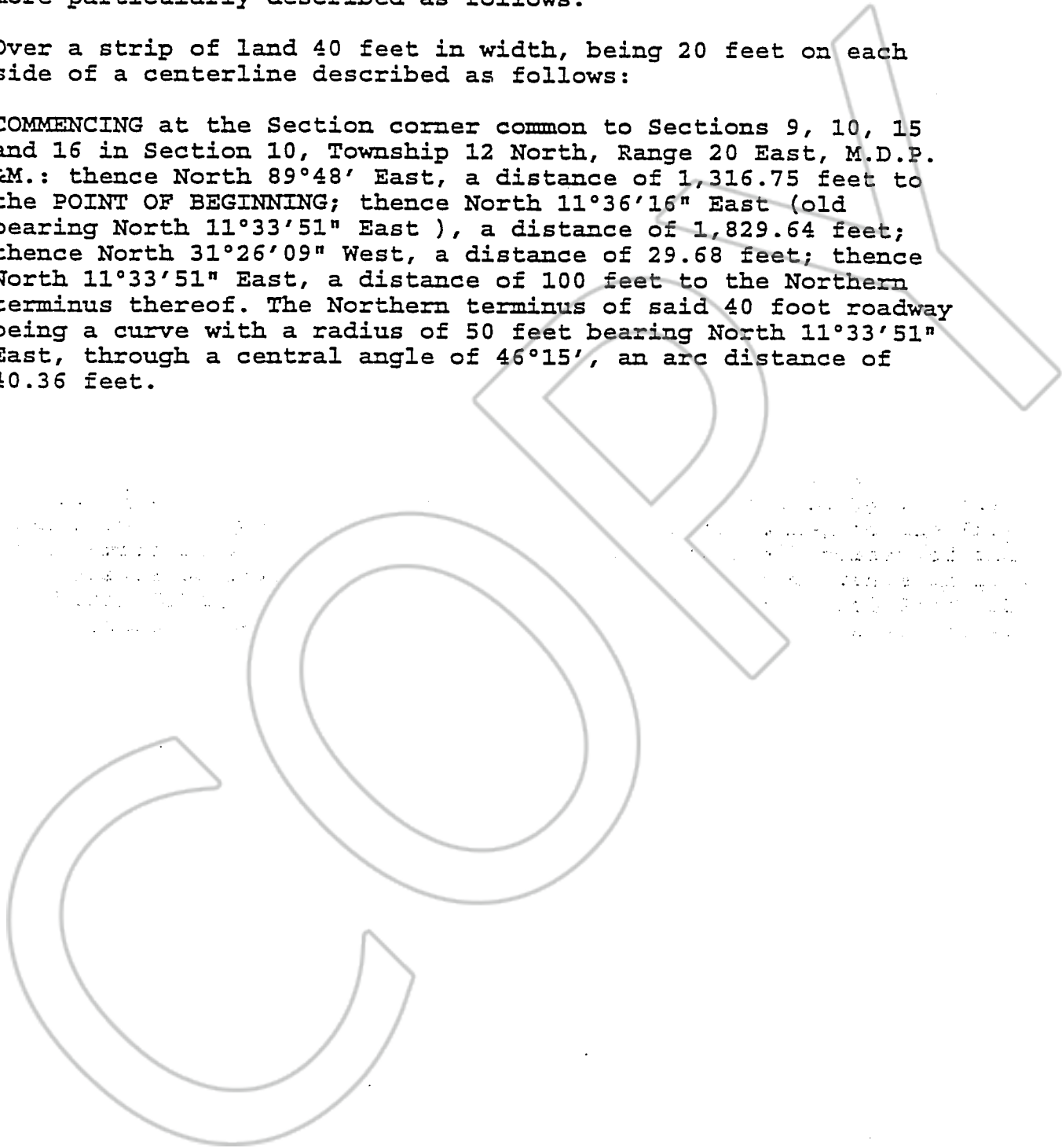
98-01595

LEGAL DESCRIPTION - continued

recorded January 14, 1964, in book 21, page 394, both respectively of Official Records of Douglas County, Nevada, and more particularly described as follows:

Over a strip of land 40 feet in width, being 20 feet on each side of a centerline described as follows:

COMMENCING at the Section corner common to Sections 9, 10, 15 and 16 in Section 10, Township 12 North, Range 20 East, M.D.P. &M.: thence North  $89^{\circ}48'$  East, a distance of 1,316.75 feet to the POINT OF BEGINNING; thence North  $11^{\circ}36'16''$  East (old bearing North  $11^{\circ}33'51''$  East ), a distance of 1,829.64 feet; thence North  $31^{\circ}26'09''$  West, a distance of 29.68 feet; thence North  $11^{\circ}33'51''$  East, a distance of 100 feet to the Northern terminus thereof. The Northern terminus of said 40 foot roadway being a curve with a radius of 50 feet bearing North  $11^{\circ}33'51''$  East, through a central angle of  $46^{\circ}15'$ , an arc distance of 40.36 feet.



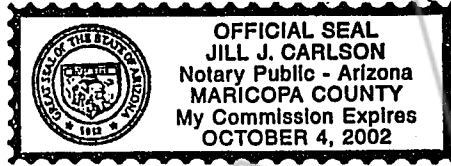
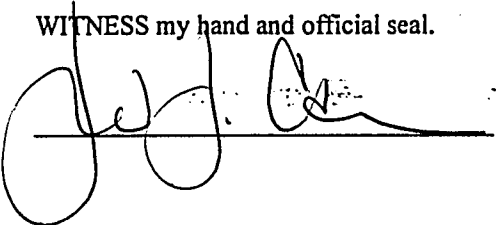
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STATE OF ARIZONA  
COUNTY OF MARICOPA

On 2/10/99 before me, Jill J. Carlson, personally appeared, Laura Sakakibara 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.



COPY

REQUESTED BY  
BONNIE JONES  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'99 FEB 17 A11:01

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LINDA SLATER  
RECORDER  
\$16<sup>00</sup> PAID K2 DEPUTY