

R.P.T.T. \$ 178<sup>10</sup>TRUSTEE'S DEED

THIS INDENTURE, made and entered into on February 22, 1999, by and between FIRST CENTENNIAL TRUST DEED SERVICES, INC., a Nevada corporation, as Trustee, party of the first part, and WILLIAM P. SPENCER and KATIE A. SPENCER, husband and wife, as joint tenants with right of survivorship, parties of the second part, whose address is: P. O. Box 12252, Reno, NV 89510,

W I T N E S S E T H :

WHEREAS, ANTHONY G. GENOVESE and EVELYN B. GENOVESE, husband and wife, executed a Promissory Note payable to the order of WILLIAM P. SPENCER and KATIE A. SPENCER, husband and wife, as joint tenants with right of survivorship, in the principal sum of \$120,000.00, and bearing interest, and as security for the payment of said Promissory Note said ANTHONY G. GENOVESE and EVELYN B. GENOVESE, husband and wife, as Trustor, executed a certain Deed of Trust to FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, Trustee for WILLIAM P. SPENCER and KATIE A. SPENCER, husband and wife, as joint tenants with right of survivorship, Beneficiary, which Deed of Trust was dated August 18, 1997, and was recorded September 2, 1997, in Book 997, Page 319, Document No. 420807, Official Records, Douglas County, Nevada; and

WHEREAS, FIRST CENTENNIAL TRUST DEED SERVICES, INC., a Nevada corporation, was substituted as Trustee under said Deed of Trust, in the place and stead of FIRST AMERICAN TITLE COMPANY OF NEVADA, by document recorded March 23, 1998, in Book 398, Page 4869, Document No. 435523, Official Records, Douglas County, Nevada; and

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the installment of principal and interest due on June 1, 1998, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, FIRST CENTENNIAL TRUST DEED SERVICES, INC., as Trustee, at the request of WILLIAM P. SPENCER and KATIE A. SPENCER, 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 was recorded October 14, 1998, in Book 1098, Page 2572, Document No. 451704, Official Records, Douglas County, Nevada; and

WHEREAS, on October 15, 1998, a copy of said Notice of Default and Election To Sell was mailed by 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 WILLIAM P. SPENCER and KATIE A. SPENCER the law offices of OTTO & POPE, Servicing Agent for FIRST CENTENNIAL TRUST DEED SERVICES, 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 on the 22nd day of February, 1999, at the hour of 1:30 o'clock P.M., sell at the office of FIRST CENTENNIAL TRUST DEED SERVICES, INC., 530 E. Plumb Lane, Reno, 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 indebtedness 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 January 20, January 27, and February 3, 1999, and in the Reno Gazette-Journal in its issues dated January 20, January 27, and February 3, 1999, and said Notice of Sale was posted in three public places in Eastfork Township, namely, at the United

States Post Office, at the Douglas County Sheriff's Office, and at the Douglas County Courthouse, Minden, Nevada, on January 20, 1999, and in three public places in Reno Township, namely, at the East Entrance of the Reno City Hall, at the East Entrance to the Washoe County Courthouse, and at the lobby of the United States Post Office, Mill and Virginia Streets, Reno, Nevada, on January 21, 1999; and

WHEREAS, on January 20, 1999, 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 parties of the second part did bid the sum of ONE HUNDRED THIRTY-SIX THOUSAND SEVEN HUNDRED SIXTY-FOUR AND 33/100 DOLLARS (\$136,764.33) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$136,764.33, 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 parties of the second part, and to the survivor of them, and to the heirs and assigns of such survivor forever, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

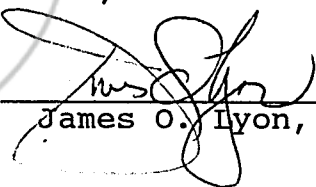
Lot 89, in Block A, of WINHAVEN UNIT NO. 1, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on January 13, 1989, in Book 189, Page 1590, as Document No. 194373.

TOGETHER WITH the improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said parties of the second part, and to the survivor of them, and to the heirs and assigns of such survivor forever.


IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.


FIRST CENTENNIAL TRUST DEED SERVICES, INC.

By:   
James O. Lyon, President

STATE OF NEVADA )  
                  ) ss  
COUNTY OF WASHOE )

This instrument was acknowledged before me on February 26, 1999, by JAMES O. LYON, as President of FIRST CENTENNIAL TRUST DEED SERVICES, INC.

  
Notary Public

 WYNN LUCKE  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 95-0547-2 - EXPIRES OCT. 8, 1999

REQUESTED BY  
FIRST CENTENNIAL TITLE CO.  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'99 MAR -1 P2:51

LAW OFFICES OF  
OTTO & POPE  
164 HUBBARD WAY  
SUITE A  
RENO, NEVADA 89502

0462369  
BK0399PG0426

LINDA SLATER  
RECORDER  
PAID 12 DEPUTY