## TRUSTEE'S DEED UPON SALE

Trustee's Sale No. DO-990311-FC

The undersigned Grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was..........\$29,671.08
- 3) The amount paid by the Grantee at the Trustee's Sale was......\$29,671,08
- 4) The real property transfer tax is......\$39.00

This indenture made by Northern Nevada Title Company, a Nevada corporation as Substituted Trustee under Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, expressed or implied, to **WILLIAM BURNAUGH, A MARRIED MAN**, Grantee, all of it's right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

## TRUSTEE STATES THAT:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust executed by Bill Rosborough and Sherry L. Rosborough, husband and wife and Betty J. Eutsler, a widow, Trustor, recorded March 5, 1991 as Document No. 245949, in Book 391 at Page 396 of Official Records, after fullfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occured as set forth in a Notice of Breach and Election to Sell which was recorded on April 26, 1999 in Book 499, at Page 5312 as Document No. 466570, Official Records.

All requirements of law regarding the mailing of copies of notices for which requests have been recorded and the posting and publication of copies of the Notice of Trustee's Sale have been complied with.

Said property was sold by said Trustee at public auction on September 17, 1999 at 10:00 a.m., at the place named in the Notice of Trustee's Sale, in the County of Carson City, Nevada. Grantee, being the highest bidder at such Sale became the purchaser of said property and paid therefore to said Trustee the amount bid, being \$29,671.08 in lawful money of the United States of America, or by the satisfaction of the obligations then secured by said Deed of Trust.

**IN WITNESS WHEREOF**, Northern Nevada Title Company, a Nevada corporation, as Substituted Trustee, has this day caused it's corporate name to be affixed hereto by it's President and Secretary/Treasurer, thereunto duly authorized by resolution of it's Board of Directors.

Dated: September 28, 1999

NORTHERN NEVADA TITLE COMPANY, a Nevada corporation

Substituted Trustee

Bv:

James F. Kiernan, President

By:

Susan K. Kiernan, Secretary/Treasurer

STATE OF NEVADA

ss.

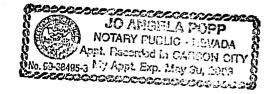
COUNTY OF CARSON CITY

On September 28, 1999 before me, the undersigned, a Notary Public in and for said County and State, personally appeared James P. Kiernan and Susan K. Kiernan known to me to be the persons 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 its By-laws and Resolution of its Board of Directors.

Notary Public

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All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

The following describes a parcel of land lying entirely within Parcel "B" as shown on the official plat of TOPAZ RANCH ESTATES UNIT NO. 4, as filed for record in the office of the County Recorder on November 16, 1970, as Document No. 50212, and being more particularly described as follows:

COMMENCING at the Southeasterly corner of Lot 8, Block V, and proceeding thence along the Westerly line of the Roadside Park Parcel, South 12° 23' 37" East, 164.80 feet to a point on the Northerly line of a 60 foot wide roadway; thence along said Northerly line South 72° 34' 51" West, 421.28 feet to the true point of commencement; thence continuing along said line South 72° 34' 51" West, 205.92 feet; thence leaving said line and proceeding North 17° 25' 09" West, 220.59 feet; thence North 77° 36' 23" East, 206.72 feet; thence South 17° 25' 09" East, 202.48 feet to the true point of commencement.

## TOGETHER WITH THE FOLLOWING DESCRIBED ROADWAY PARCEL:

The following describes a 60 foot wide roadway lying entirely within Parcel "B" as shown on the official plat of TOPAZ RANCH ESTATES UNIT NO. 4, as filed for record in the office of the County Recorder on November 16, 1970 as Document No. 50212, and being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 1, Block B of TOPAZ RANCH ESTATES UNIT NO. 4 and proceeding thence along the Easterly side of Albite Road South 12° 23' 37" East, 273.11 feet to the true point of commencement, which point being the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of 95° 01' 32", a radius of 20 feet through an arc length of 33.17 feet to a point on the Northerly line of said 60 foot wide roadway; thence along said Northerly line North 72° 34' 51" East, 1,463.88 feet to a point on the Westerly line of a roadside park parcel; thence along said Westerly line South 12° 23 37" East, 60.24 feet to a point on the Southerly line of said 60 foot wide roadway; thence along said line South 72° 34' 51" West, 1,467.39 feet to the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of 84° 58' 28", a radius of 20 feet through an arc length of 29.66 feet to a point on the Easterly line of Albite Road; thence along said Easterly line North 12° 23' 37" West, 100.38 feet to the True Point of Commencement.

REQUESTED BY

Northern Nevada Title Company

IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

1999 SEP 29 PM 2: 51

LINDA SLATER

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RECORDER
PAID OFFIITY

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