

# Nevada Title Company

## TRUSTEE'S DEED UPON SALE

FCL. NO. 99-06-1149 FCL                      R.P.T.T. \$            121.55  
APN #: 37-472-14

THIS INDENTURE, made NOVEMBER 29, 1999 between NEVADA TITLE COMPANY a Nevada Corporation, as Trustee as hereinafter stated, herein called Trustee, and COLONIAL MORTGAGE COMPANY herein called Grantee, WITNESSTH:

WHEREAS, WILLIAM E. MULLARKEY AND DEBRA A. MULLARKEY, HUSBAND AND WIFE by Deed of Trust dated AUGUST 7, 1998 and recorded on AUGUST 28, 1998 in Book 0898 of Official Records, as Document No. 448234 at page 6313 in the office of the of the County Recorder of DOUGLAS County, State of Nevada, and re-recorded on JULY 23, 1999, as Document No. 473094 at page 4068 in Book 799, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note and interest according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default hereinafter referred to, to which reference is hereby made; and

WHEREAS, on JUNE 14, 1999 the then Beneficiary, or holder of said note did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on JULY 23, 1999 in the office of the County Recorder of DOUGLAS County, Nevada a Notice of breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Book 799 as Document No. 473096 at page 4077 of Official Records of said County, and,

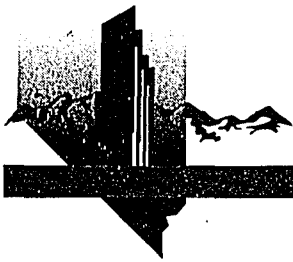
WHEREAS, Trustee in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in a newspaper of general circulation printed and published in the county and state in which the premises to be sold is situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on NOVEMBER 24, 1999 at the hour of 9:00 AM o'clock of said day, at the 2nd floor entrance of NEVADA TITLE COMPANY, 3320 W. Sahara Ave in the City of Las Vegas, County of Clark, State of Nevada, and,

WHEREAS three true and correct copies of said Notice were posted in three of the most public places in the County of DOUGLAS, State of Nevada, in which said sale was noticed to take place, for not less than twenty days before the date of sale therein fixed, and,

WHEREAS, compliance having been made with all of the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of NINETY-THREE THOUSAND THREE HUNDRED FORTY-FOUR AND 74/100 DOLLARS (\$93,344.74), said Grantee being the highest and best bidder therefore.

0482029

BK1299PG0899



# Nevada Title Company

FCL NO.: 99-06-1149 FCL

NOW, THEREFORE, Trustee in consideration of the premises recited and the sum herein mentioned bid and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, express or implied, unto the said Grantee all that certain property situate in the County of DOUGLAS State of Nevada, described as follows:

LOT 18, BLOCK C, AS SHOWN ON THE MAP ENTITLED TOPAZ RANCH ESTATES, UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 16, 1970, AS DOCUMENT NO. 50212.

IN WITNESS WHEREOF the said NEVADA TITLE COMPANY, has this day, caused its corporate name to be affixed hereto and this instrument to be executed by its authorized officers.

DATED: NOVEMBER 29, 1999

NEVADA TITLE COMPANY, Trustee

BY: [Signature]  
SUE DUDZINSKI, VICE-PRESIDENT

BY: [Signature]  
WENDY MCMILLAN, VICE-PRESIDENT

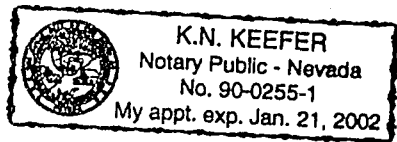
STATE OF: NEVADA

COUNTY OF: CLARK

On NOVEMBER 30, 1999, before me, a Notary Public, personally appeared SUE DUDZINSKI AND WENDY MCMILLAN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this document and acknowledged (he/she, they) executed it.

Signature [Signature]  
(Notary Public)



WHEN RECORDED MAIL TO:  
COLONIAL MORTGAGE COMPANY  
ATTN: LEEANN MARLOWE  
32 COMMERCE STREET  
MONTGOMERY, AL. 36104-3509

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

1999 DEC -6 PM 3:10

0482029  
BK 1299PG0900

LINDA SLATER  
RECORDER  
\$8.50 PAID [Signature] DEPUTY