

9-
APN 23-510-45
23-510-46

Recording requested by:
THE G.A. AND ELLA NELSON
TRUST, HENRY R. BUTLER,
TRUSTEE

✓ When recorded mail to:
Henry R. Butler, Esq.
603 E. Robinson St.
Carson City, Nevada 89701

Transfer Tax \$ 286.00

By: _____

Foreclosure #97052454
Loan #GNHU1

TRUSTEE'S DEED

Henry R. Butler, Esq. Trustee under the Deed of Trust described below, grants without warranty to **THE G.A. AND ELLA NELSON TRUST, HENRY R. BUTLER, TRUSTEE**, whose address is 603 E. ROBINSON ST CARSON CITY, NV. 89701 all that real property situated in the County of Douglas, State NV, described as follows:

See attached legal description

This conveyance is made pursuant to the powers conferred on grantor by the Deed of Trust executed by DEBORAH D. SNYDER, A MARRIED WOMAN AS HER SOLE AND SEPERATE PROPERTY, KELLY J. FERRARI, A MARRIED WOMAN AS HER SOLE AND SEPERATE PROPERTY AND LISA HUCKABA, AN UNMARRIED WOMAN, As Tenants in Common, to HENRY R. BUTLER, ESQ. as trustee to secure an indebtedness of \$220,000.00 in favor of THE G.A. AND ELLA NELSON TRUST, HENRY R. BUTLER, TRUSTEE, Beneficiary, Recorded NOV 5 96 in Book 1196, Pages 768-770, File Number 400395 of the Official Records of Douglas COUNTY, STATE of NV; and after fulfillment of the conditions specified in the Deed of Trust authorizing this conveyance, as follows:

1. A default occurred in the obligations for which the above Deed of Trust was given as security, and a Notice of Default was recorded in the office of the county recorder for each county in which the property described in that Deed of Trust is situated. The default, which still existed at the time of sale, consisted of failure to pay principle and interest by its due date.
2. The Beneficiary made due demand on the Trustee to sell the property pursuant to the terms of the Deed of Trust.
3. Not less than three months elapsed between the recordation of the Notice of Default and the posting, first publication, and recordation of the Notice of Sale of the property.
4. The Trustee gave notice of the time and place of sale of the property in accordance with law and the terms of the Deed of Trust.
5. Copies of the Notice of Default and of the Notice of Sale were mailed, posted and published in

0482030
BK 1299PG0901

accordance with all requirements of law.

6. Grantor, as Trustee, sold the property at public auction on NOV 24 99 in Douglas County, Stat of NV , the county in which the property is situated, in full accordance with law and the terms of the Deed of Trust. The highest bidder bid \$220,000.00 and became the purchaser at the foreclosure sale.

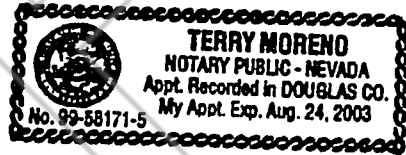
Henry R. Butler, Esq. has been substituted as the trustee on the above deed of trust.

Dated: 12-6-99 Signed Henry R. Butler, Esq. Trustee
HENRY R. BUTLER, ESQ., TRUSTEE

STATE OF Nevada)
COUNTY OF Douglas)

On 12-6-99, before me, the undersigned, a notary public in and for said State personally appeared Henry R. Butler, Esq., 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 catacity(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

Terry Moreno
NOTARY PUBLIC



0482030

BK1299PG0902

DESCRIPTION

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

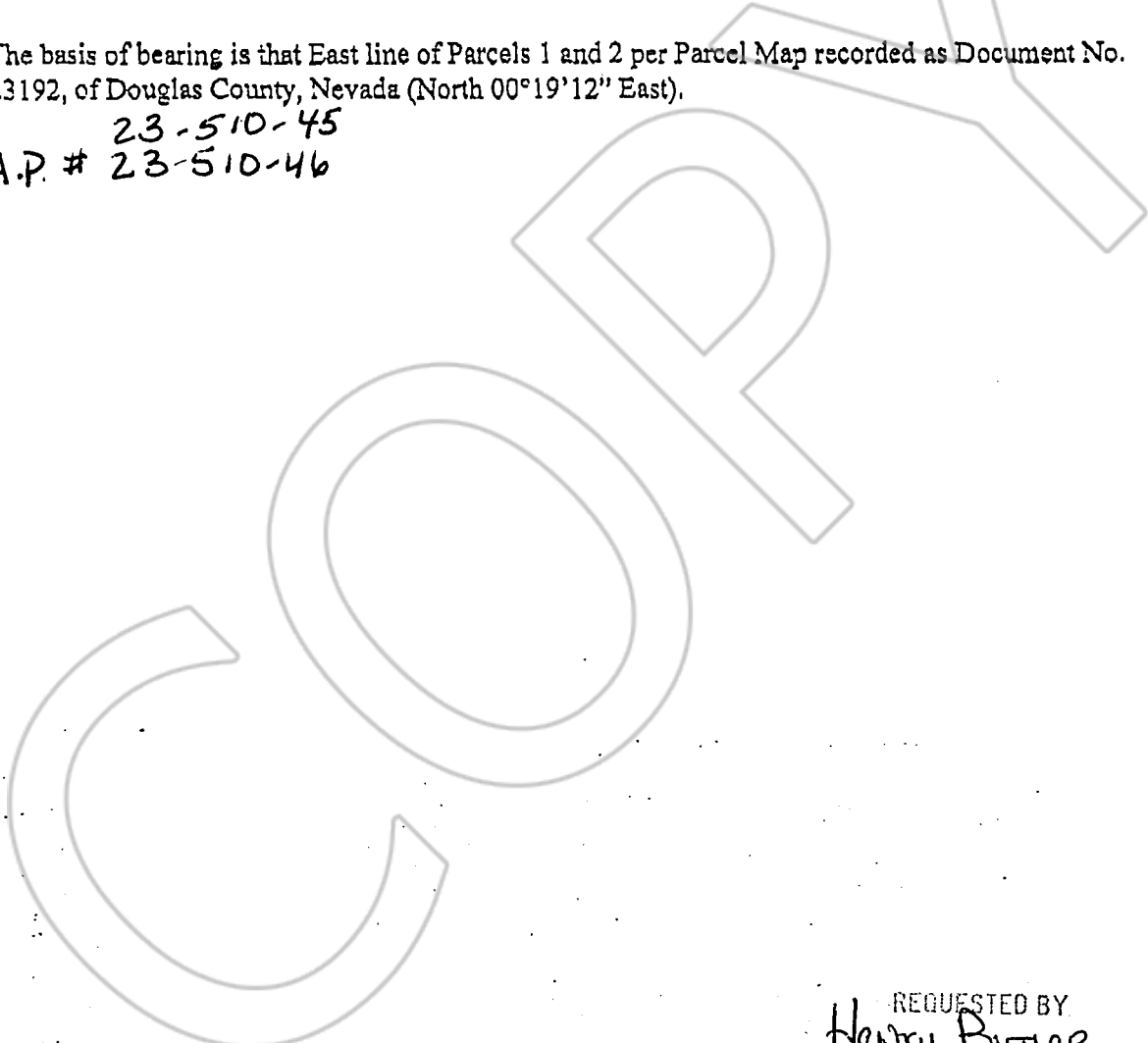
Description of Parcel 4, being a portion of the Northeast ¼ of Section 2, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada and being more particularly described as follows:

COMMENCING at the center of Section 2; thence North 00°19'12" East, 621.74 feet; thence North 89°54'13" West, 332.08 feet to THE TRUE POINT OF BEGINNING; thence North 89°54'13" West, 328.86 feet; thence South 89°56'56" West, 118.13 feet; thence North 00°08'05" East, 225.51 feet; thence North 89°58'00" East, 234.04 feet; thence 19°09'58" West, 30.41 feet; thence North 89°58'00" East, 178.68 feet; thence North 00°02'00" West, 366.00 feet; thence North 89°58'00" East, 40.00 feet along the Southerly right of way line of Hyde Street; thence South 00°02'00" East, 620.93 feet to THE TRUE POINT OF BEGINNING

The basis of bearing is that East line of Parcels 1 and 2 per Parcel Map recorded as Document No. 23192, of Douglas County, Nevada (North 00°19'12" East).

23-510-45

A.P. # 23-510-46



REQUESTED BY
Henry Butler
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

1999 DEC -6 PM 3: 15

LINDA SLATER
RECORDER

\$1⁰⁰ PAID [Signature] DEPUTY

0482030

BK 1299PG0903