

When recorded return to:
Walter Kilby
9599 Boatclub Dr.
Snelling, CA 95369

RPTT \$ ~~43.50~~ ^{37.70}
APN: 37-453-01

NO. 991506895
99051894

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made December 29, 1999 between STEWART TITLE OF NORTHERN NEVADA, a Nevada corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and Walter H. Kilby and Betty Ann Kilby, husband and wife as joint tenants

(herein call GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated November 16, 1992, and recorded November 20, 1992, in Book 1192, at Page 3546, as Document No. 293607, of Official Records of Douglas County, State of Nevada, Michael S. McCloskey and Elizabeth McCloskey, husband and wife as joint tenants

did grant and convey the property herein described to Stewart Title of Douglas County, a Nevada corp. upon the Trusts therein expressed, to secure, among other obligations, payment of that certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

WHEREAS, breach and default occurred under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell, to which reference is hereinafter made; and

WHEREAS, on August 17, 1999 the Owner of said note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of Default and Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded August 27, 1999, in Book 899 at Page 5213, as Document No. 475424, of Official Records of Douglas County, State of Nevada; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and in compliance with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly therein and hereinafter described, said property being in the County of Douglas, State of Nevada, and fixing the time and place of sale as December 29, 1999, at 10:30 o'clock A.M. at the office of the Trustee located at 401 Ryland Street, Reno, Nevada, and caused a copy of said Notice to be posted for twenty days successively in three public places in the City or Township of Eastfork where said property is located, and in three public places in the City of Reno, where said property was to be sold; and said Trustee caused a copy of said Notice to be published once a week for three successive weeks before the date of sale in Reno Gazette Journal and Record Courier a newspaper of general circulation printed and published in the County in which said real property is situated, the first date of such publication being December 8, 1999; and,

WHEREAS, copies of said recorded Notice of Default and said Notice of Sale were mailed to all those who were entitled thereto in accordance with Section 107.090 of the Nevada Revised Statutes; and

WHEREAS, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

WHEREAS, at the time and place fixed as aforesaid, Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$28,700.79 paid in lawful money of the United States of America by the satisfaction of the indebtedness then secured by the said Deed of Trust, pro tanto.

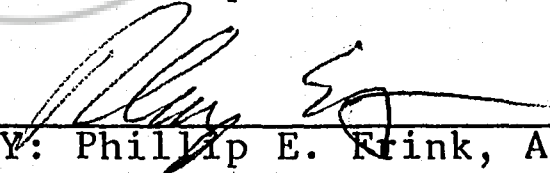
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NOW THEREFORE, Trustee, inconsideration of the premises recited and by virtue of the authority vested in it by said Deed of Trust, does; by these presents, GRANT AND CONVEY unto Grantee, but without any covenant, or warranty, expressed or implied, all that certain property situate in the _____, County of Douglas, State of Nevada, described as follows:

Being all of Lot 15, in Block H, as shown on the map entitled Topaz Ranch Estates, Unit No. 4, filed for record November 16, 1970, in the office of the County Recorder of Douglas County, State of Nevada, as Document No. 50212.

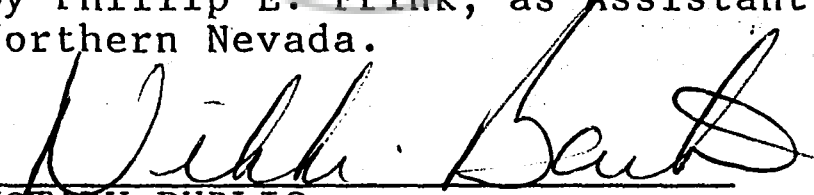
IN WITNESS WHEREOF, said Trustee, has this day caused its corporated name and seal to be hereunto affixed by its Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.

Stewart Title of Northern Nevada, a Nevada corporation.


BY: Phillip E. Frink, Assistant Secretary

STATE OF NEVADA }
COUNTY OF WASHOE } SS

This instrument was acknowledged before me on December 29, 1999 by Phillip E. Frink, as Assistant Secretary of Stewart Title of Northern Nevada.



NOTARY PUBLIC



REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 JAN -3 PM 3: 33

LINDA SLATER
RECORDER

\$ 8⁰⁰ PAID  DEPUTY

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