

WHEN RECORDED MAIL TO :  
Western Title Company, Inc.  
1626 Hwy 395  
Minden NV 89423

FORECLOSURE NO. 82268-ICF  
R.P.T.T. \$66.30  
xx Based on full value  
A.P.N. 1220-04-112-029

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on the 24th , day of August 1993, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first part, and JOHN M. MANGANO and ELIZABETH J. MANGANO, Husband and Wife, party of the second part, whose address is

4896 Thebes Way  
Oceanside, Ca 92056

WITNESSETH

WHEREAS, MARY J. BEMIS, an Unmarried Woman

executed a Promissory Note payable to the order of JOHN M. MANGANO and ELIZABETH J. MANGANO, Husband and Wife

in the principal sum of 74,900.00, and bearing interest, and as security for the payment of said Promissory Note, said MARY J. BEMIS, an Unmarried Woman, as Trustor, executed a certain Deed of Trust to WESTERN TITLE COMPANY, INC. , a Nevada corporation , as Trustee for JOHN M. MANGANO and ELIZABETH J. MANGANO, Husband and Wife, as Beneficiary, which Deed of Trust was dated August 24, 1993 , and was recorded on September 1, 1993, in book 993 , page 197 , document no. 316689 , of official records of DOUGLAS county, Nevada; and A Grant, Bargain, Sale deed conveying title to LINDA G. KILEY, a married woman as her sole as separate property was recorded on June 18, 1999 in Book 699, at Page 3960, as Document No. 0470600, Official Records, Douglas County, Nevada and;

WHEREAS, breach of obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the balance of the installment of principal and interest due on August 1, 1999, and in the failure to pay each payment of principal and interest that thereafter became due together with attorney's fees, foreclosure fees and costs: and

JOHN M. MANGANO and ELIZABETH J. MANGANO, Husband and Wife

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 recorded on October 28, 1999 , in book 1099 , page 4866 , as document no.0479560 , of official records of DOUGLAS county, Nevada; and

WHEREAS, on November 2, 1999, 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 the Beneficiary herein, said WESTERN TITLE COMPANY, 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 be on the 28th day of February, 2000, as the hour of 11:00 o'clock am sell at the location of DOUGLAS COUNTY ADMINISTRATION BUILDING, 1616 Eight Street, Minden, 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, Gardnerville, Nevada, in its issues dated January February 2, 2000 , February 9, 2000 and February 16, 2000

and said Notice of Sale was posted in (3) three public places in Douglas County, namely, at the DOUGLS COUNTY LIBRARY, MINDEN BRANCH, THE JUDICIAL & LAW ENFORCEMENT BUILDING, 1625 8TH STREET, MINDEN, NEVADA AND, THE DOUGLAS COUNTY ADMINISTRATION BUILDING, 1616 8TH STREET, MINDEN, NEVADA on February 2, 2000

WHEREAS, on the 2ND day of February , 2000, 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 party of the second part did bid the sum of \$ 50,629.48 , for said property, and said sum was highest and best bid therefore;

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NOW THEREFORE; for and in consideration of said sum of \$ 50,629.48 , 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 party of the second part, and to its successors and assigns forever, all that certain real property situate in the County of Douglas , state of Nevada , that is described as follows:

Lot 57, as shown on the Official Map of KINGSLANE UNIT NO. 2, filed in the Office of the County Recorder of Douglas County, Nevada, on December 20, 1971, in Book 94, page 517, as File No. 55958.

A.P.N. 1220-04-112-029

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

TO HAVE AND TO HOLD, the said remises, together the appurtenances, unto the said party of the second part, and to its successors and assigns forever.

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

WESTERN TITLE COMPANY, INC.

*Charlene L. Hanover*

CHARLENE L. HANOVER  
ASSISTANT SECRETARY

Dated: March 3, 2000

County of Douglas )  
on March 3, 2000 ) SS.

before me, a notary public,  
personally appeared

CHARLENE L. HANOVER

personally known or proved to me to be the person(s) whose name(s) subscribed to the above instrument who acknowledged that executed the instrument.

MAIL TAX STATEMENT TO:  
SAME AS ABOVE

.....  
FOR RECORDER'S USE

*Kathy Swain*  
Notary Public

PAGE 2 OF 2 PAGES



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

2000 MAR -3 PM 12: 42

LINDA SLATER  
RECORDER  
\$ *8.00* PAID *kg* DEPUTY

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