

WHEN RECORDED MAIL TO :

Mr. & Mrs. Thomas Williams
3297 Reese Lane
Gardnerville, NV 89410

FORECLOSURE NO. 82741- ICF
R.P.P.T. \$235,645 *234,650*
xx based on full value
APN 0000-37-121-410

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on the 26 , day of June , 2000, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first part, and THOMAS V. WILLIAMS and LAURA WILLIAMS, husband and wife as Joint Tenants with right of survivorship party of the second part, whose address is 3297 Reese Lane, Gardnerville NV 89410

WITNESSETH

WHEREAS, Ronald L. Janssen and Irma Janssen, Husband and Wife

executed a Promissory Note payable to the order of Thomas V. Williams and Laura Williams, husband and wife as Joint Tenants with right of survivorship

in the principal sum of \$174,000.00, and bearing interest, and as security for the payment of said Promissory Note, said Ronald L. Janssen and Irma Janssen, Husband and wife as Trustor, executed a certain Deed of Trust to FIRST CENTENNIAL TITLE COMPANY OF NEVADA, INC., a Nevada corporation , as original Trustee for Thomas V. Williams and Laura Williams, Husband and Wife as Joint Tenants with right of survivorship as Beneficiary, which Deed of Trust was dated September 1, 1994, and was recorded on September 1, 1994, in book 0994 , page 0023 , document no. 345294, of official records of 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 January 1, 2000 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

WHEREAS, Thomas v. Williams and Laura Williams, Husband and Wife as Joint Tenants with right of survivorship

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 February 15, 2000 , in book 0200 , page 2426 , as document no. 0486360, of official records of Douglas county, Nevada; and

WHEREAS, on February 16, 2000, 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., a Nevada corporation, as substituted 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 26th day of June , 2000, as the hour of 11:00 o'clock am sell at the location of Douglas County Administration Bldg, 1616 Eighth Street, Minden, NV 89423 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

May 20, 2000, May 27, 2000, June 3, 2000, June 10, 2000 & June 17, 2000

and said Notice of Sale was posted in (3) three public places in Douglas County namely, at the lobby of the Douglas County Clerk's Office, Minden , Nevada, at the entrance of the Douglas County Courthouse, Minden , Nevada, and at the entrance of the Douglas County Sheriff's Office , Minden , Nevada, on

May 17, 2000 & May 30, 2000

WHEREAS, on the 15th day of May , 2000, and on the 30th day of May, 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

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WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of \$ 180,021.24, for said property, and said sum was highest and best bid therefore;

NOW THEREFORE; for and in consideration of said sum of \$ 180,021.24 , 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:

That portion of the North 1/2 of Section 18, Township 10 North, Range 22 East, M.D.B. & M., in the County of Douglas, State of Nevada, being more particularly described as follows:

The East 1/2 of Parcel 12 of that Record of Survey recorded October 10, 1969, in Book 70, Page 455, as Document No. 45990, Official Records of Douglas County.

TOGETHER WITH a non-exclusive right-of-way for access and public utilities purposes over those certain easements 60.00 feet in width, measured at right angles, as shown on that Record of Survey recorded October 10, 1969, as Document No. 45990, Official Records of Douglas County.

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.

Shon Morton
SHON MORTON
ASSISTANT SECRETARY

Dated: 6-28-00

County of *Douglas*)
) SS.
on 6-28-00)

before me, a notary public,
personally appeared

SHON MORTON

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

Janice K Condon
Notary Public



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

2000 JUN 28 PM 3: 02

LINDA SLATER
RECORDER

\$8.00 PAID *KJ* DEPUTY

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