

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

FORECLOSURE NO. 83065-ICF
R.P.P.T. \$130.65
xx based on full value
APN 37-392-11

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on the 24 , day of August , 2000, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first part, and KEIKO JAQUAY, a widow, party of the second part, whose address is 5965 Gullstrand, San Diego CA 92122

WITNESSETH

WHEREAS, SCOTT K. KOHLRUST and PATRICIA JEAN KOHLRUST, husband and wife executed a Promissory Note payable to the order of KEIKO JAQUAY, a widow

in the principal sum of \$89,873.05 and bearing interest, and as security for the payment of said Promissory Note, said SCOTT K. KOHLRUST and PATRICIA JEAN KOHLRUST, husband and wife Trustor, executed a certain Deed of Trust to WESTERN TITLE COMPANY OF NEVADA, INC., a Nevada corporation , as original Trustee for KEIKO JAQUAY, a widow as Beneficiary, which Deed of Trust was dated August 2, 1999, and was recorded on August 2, 1999, in book 0899 , page 0272 ,document no.0473683,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 November 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, KEIKO JAQUAY, a widow

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 April 24th, 2000 , in book 0400 , page 4260 , as document no.0490431, of official records of Douglas county, Nevada; and

WHEREAS, on April 26th, 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 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 24th day of August , 2000, as the hour of 11:00 o'clock am sell at the location of Douglas County Administration Bldg, 1616 Eighth 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

August 2, 2000, August 9, 2000 & August 16, 2000

and said Notice of Sale was posted in (3) three public places in Lyon County namely, at the lobby of the Douglas County Clerk , Minden, Nevada, at the entrance of the Douglas County Courthouse, Minden , Nevada, and at the entrance of the Douglas County Administration Bldg , Minden, Nevada, on

July 25, 2000

WHEREAS, on the 25th day of July , 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 \$ 100,114.57, 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 \$ 100,114.57 , 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:

3641 Ruby Court, Wellington NV

Lot 3, in Block M, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the Office of the County Recorder of Douglas County, of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.
APN 37-392-11

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
ASSISTANT SECRETARY

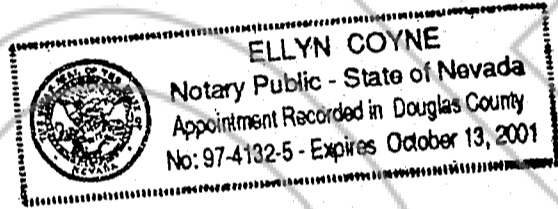
Dated:

County of Douglas)
on 9-6-00) SS.

before me, a notary public,
personally appeared

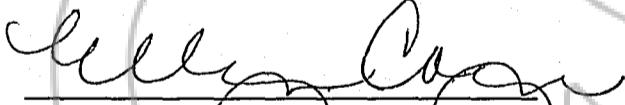
SHON MORTON

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


Notary Public

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

2000 SEP -6 PM 12: 42

LINDA SLATER
RECORDER

\$8.00 PAID K2 DEPUTY

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