

653021 TSG

APN No. 1220-03-310-029

WHEN RECORDED, MAIL TO:

Stephen V. Novacek, Esq.
Hale Lane Peek Dennison Howard
and Anderson
100 West Liberty Street, Tenth Floor
P.O. Box 3237
Reno, Nevada 89505

**NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO CAUSE
SALE OF REAL PROPERTY UNDER DEED OF TRUST**

IN THE MATTER of the Construction Deed of Trust made by **JOHN H. CHRISTL and JOAN M. CHRISTL**, as Trustees of the **CHRISTL FAMILY 1988 TRUST u/a/d 11/10/88**, as Trustor, to **MARQUIS TITLE & ESCROW, INC.**, as Trustee, for the benefit of **COMSTOCK BANK**, as Beneficiary, dated December 9, 1998, recorded December 21, 1998, as Document No. 0457066, of Official Records, in the office of the County Recorder, Douglas County, Nevada (as modified from time to time, the "Deed of Trust"), securing among other obligations (a) the payment of all sums due under that certain Promissory Note dated December 17, 1999, in the original principal amount of \$1,136,250.00 made by Trustor in favor of First Security Bank of Nevada (as amended from time to time, the "Note"), and (b) the payment and performance of Trustor's obligations under any and all Related Agreements (as defined in the Deed of Trust), including without limitation that certain Construction Loan Agreement dated December 9, 1998, executed by Trustor in favor of Comstock Bank in connection with the loan evidenced by the Note (the "Loan Agreement"). **WELLS FARGO BANK NEVADA**, National Association, is the successor by merger to Comstock Bank and First Security Bank of Nevada.

NOTICE IS HEREBY GIVEN that a breach of the obligations for which said Deed of Trust is security has occurred as follows:

1. Trustor has failed to pay monthly payments of principal and interest due on the 25th day of each month commencing on December 25, 2000, and continuing thereafter. As of March 23, 2001, the Note has a principal balance in the amount of \$1,127,903.72, together with accrued and unpaid interest in the amount of \$31,897.37.
2. Trustor has failed to cause all claims for labor done and materials and services furnished in connection with the construction of the improvements on the real property encumbered by the Deed of Trust (the "Property") to be fully paid and discharged in a timely manner and Trustor has failed to take all reasonable steps to remove all claims of lien against the Property resulting therefrom. Specifically, the following mechanic's liens have been recorded against the Property:

- a. BR Construction \$19,337
- b. MC Neuffer Co. \$97,025
- c. L & W Supply dba
Ponderosa Wholesale \$9,688
- d. Lightning Electric Co. \$46,847

3. Trustor has failed to pay real property taxes for the first, second, third and fourth quarterly installments for tax year 2000-2001.

By reason of said breach and default, it is hereby declared that the entire unpaid amount of the Note and all other sums secured by the Deed of Trust are immediately due and payable, and notice is hereby given of the election of the undersigned to cause Trustee to sell the Property in the manner provided by applicable law.

NRS Section 107.080 permits certain defaults to be cured upon the performance of Trustor's obligations and/or payment of certain amounts without requiring payment of that portion of principal and interest which would not be due had no default occurred. Where reinstatement is possible, if the default is not cured within 35 days following recording and mailing of this Notice to Trustor or Trustor's successor in interest, the right of reinstatement will terminate and the Property may thereafter be sold. The Trustor may have the right to bring a court action to assert the non-existence of a default or any other defense of Trustor to acceleration and sale.

To determine if reinstatement is possible and the amount, if any, to cure the default, contact Donn Steuernagel, Vice President, Wells Fargo Bank Nevada at (775) 689-6183.

DATED: This 23 day of March, 2001.

WELLS FARGO BANK NEVADA

By: 

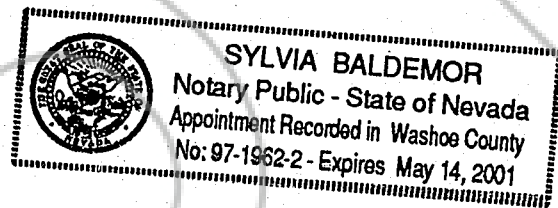
DONN STEUERNAGEL

Its: Vice President/LST Banker

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on Mar. 23, 2001, by Donn Steuernagel, as Vice President/LST Banker of Wells Fargo Bank Nevada.

Sylvia Baedemor
Notary Public
My Commission Expires: 5/14/01



COOPER

REQUESTED BY
MARQUIS TITLE & ESCROW, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2001 MAR 29 AM 10: 03

Hale Lane Peek Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada

(775) 327-3000
BK0301PG7358

LINDA SLATER
RECORDER

\$9.00 PAID K9 DEPUTY