

When recorded mail to:
W. J. Shaw, Esq.
P. O. Box 2860
Minden, NV 89423
No.: 001506941

APN:1320-31-501-009

RPTT: \$11.05

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made June 22, 2001 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 Farmersbank Building Company, a Nevada corporation (herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated June 5, 2000, and recorded June 12, 2000, in Book 600, at Page 2366-2370, as Document No. 493843, of Official Records of Douglas County, State of Nevada, Claude Salazar did grant and convey the property herein described to Stewart Title Company upon the Trusts therein expressed, to secure, among other obligations, payment of one 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 September 15, 2000 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 September 22, 2000, in Book 900 at Page 4194, as Document No. 493843, 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 January 24, 2001, at 10:30 o'clock A.M. said sale was postponed by various postponements to June 22, 2001 at 1:00 P.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 The Record Courier, a newspaper of general circulation printed and published in the County in which said real property is situated, and in the Reno Gadget Journal a newspaper of general circulation printed and published in the County in which said real property was to be sold the first date of such publication being January 3, 2001; 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 Nevada Revised Statutes; and

0518368

BK0701PG3509

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 \$8,419.09 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.

NOW THEREFORE, Trustee, in consideration 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 a portion of Lot 7, Block B as said lot and block are set forth on the official plat of MACKLAND SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada, on December 4, 1980, in Book 1280, Page 475, as Document No. 51372, being further described as follows:


A parcel of land located within a portion of Sections 30 and 31, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of Lot 7, Block "B" as shown on the official plat of Mackland Subdivision and recorded in Book 1280, on Page 475, as Document No. 51372, Douglas County, Nevada Recorder's Office, the POINT OF BEGINNING: thence North 00°53'30" East, 83.25 feet, thence South 89°66'30" East, 120.00 feet thence South 00°53'30" West, 63.25 feet, thence along the arc of a curve to the right, having a delta angle of 98°00'0", radius of 20.00 feet and an arc length of 31.42 feet, thence North 89°06'30" West, 100.00 feet to the POINT OF BEGINNING.

Said parcel being commonly know as adjusted Lot 7, Block B, of said MACKLAND SUBDIVISION.

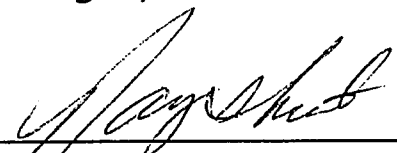
IN WITNESS WHEREOF, said Trustee, has this day caused its corporated name and seal to be hereunto affixed by its Vice-President, thereunto duly authorized by resolution of its Board of Directors.

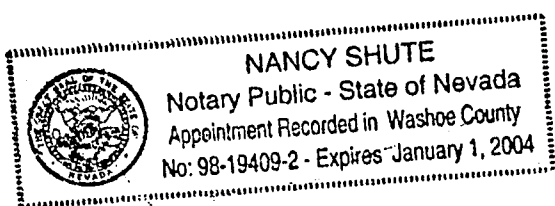
Stewart Title of Northern Nevada,
a Nevada Corporation.


By: Roger Klinger, Vice-President

State of Nevada)
) ss
County of Washoe)

This instrument was acknowledged before me on June 22, 2001 by Roger Klinger, as Vice President of Stewart Title of Northern Nevada.


Notary Public



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

2001 JUL 16 AM 10: 51

LINDA SLATER
RECORDER

\$ 8.00 PAID BC DEPUTY

0518368

BK0701PG3510