

APN: 1220-24-302-009

010502407

When recorded mail to:  
Mail Tax Statements to:  
DeGeorge Capital  
P.O. Box 761  
Cheshire, CT 06410

No.: 011509370

RPTT: \$221.00

## **TRUSTEE'S DEED UPON SALE**

THIS INDENTURE, made February 13, 2002 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 DeGeorge Capital Corporation (herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated July 12, 1996, and recorded July 25, 1996, in Book 796, at Page 4186, as Document No. 392848, of Official Records of Douglas County, State of Nevada, William T. Roney III and Christy R. Roney, husband and wife did grant and convey the property herein described to First American Title Company, a Nevada Corporation upon the Trusts therein expressed, to secure, among other obligations, payment of that 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 August 27, 2001 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 August 28, 2001, in Book 801 at Page 7651, as Document No. 5211575, 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 February 13, 2002, at 10:30 o'clock A.M. at the office of the Trustee

0536355

BK0302PG02177

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 Reno Gazette Journal and the Record Courier, newspapers of general circulation printed and published in the County in which said real property is situated, the first date of such publication being January 23, 2002; and,

WHEREAS, copies of said recorded Notice of Default and said Notice of Sale were mailed to all those who were intitled thereto in accordance with Section 107.090 of Nevada Revised Statutes; and

WHEREAS, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trustee 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 \$170,000.00 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:

**PARCEL 1:**

Situate in the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 24, Township 12 North, Range 20 East, M.D.B.&M., and more particularly described as follows:

Parcel 1-A, as set forth on Parcel Map for DENNIS LONG, et ux, recorded in the office of the County Recorder of Douglas County, Nevada, on January 3, 1990, in Book 190, Page 362, as Document No. 217577.

Being a resubdivision of Parcel 1 of Parcel Map recorded June 12, 1976, in Book 676, Page 527, Document No. 00940 of Official Records.

**0536355**

**BK 0302 PG 02178**

