

APN: 1420-07-616-019

When recorded mail to:
Mail Tax Statements to:
James DiMartino
2001 Highway 50 East
Carson City, NV 89701

No.: 011513636

RPTT: \$107.90

M92021 TSG

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made September 19, 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 James DiMartino, a widower (herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated January 12, 1996, and recorded February 8, 1996, in Book 296, at Page 1267, as Document No. 380798, and re-recorded February 28, 1996 in Book 296, at Page 4676, as Document No. 382226 of Official Records of Douglas County, State of Nevada, Jerry Crouch and Shari Crouch, husband and wife did grant and convey the property herein described to Western Title Company, Inc., 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 December 5, 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 December 11, 2001, in Book 1201 at Page 3224, as Document No. 529767, of Official Records of Douglas County, State of Nevada; and

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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 April 10, 2002, at 11:00 o'clock A.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 East Fork 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 March 20, 2002. Said sale was orally postponed to September 19, 2002 by mesne postponements; 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 \$82,949.59 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:


Lot 69, Block B, as shown on the filed Map of HIGHLAND ESTATES UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 27, 1978, as Document No. 17090.

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

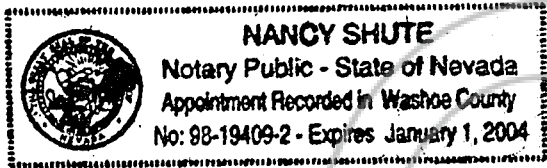
Stewart Title of Northern Nevada,
a Nevada Corporation.


By: Phillip E. Frink, Assistant Secretary

State of Nevada)
) SS
County of Washoe)

This instrument was acknowledged before me on September 19, 2002
by Phillip E. Frink, as Assistant Secretary of Stewart Title of Northern
Nevada.


Notary Public



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

2002 SEP 30 PM 3: 00

LINDA SLATER
RECORDER

\$16⁰⁰ PAID *Kg* DEPUTY

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