

1260-FCL (0001) TDUS
R.P.T.T. \$ 61.10

TRUSTEE'S DEED UPON SALE

No. 1260-FCL

This Indenture, made July 13, 1995, between FORECLOSURES OF NEVADA, INC., A Nevada Corporation, as Trustee as hereinafter stated, herein called Trustee and WILLARD A. ALGER AND CLARE R. ALGER, HUSBAND AND WIFE AS JOINT TENANTS herein called Grantee, WITNESSETH:

WHEREAS, CHERI SUE BURRIS, AN UNMARRIED WOMAN AND WENDELL REED COWART AN UNMARRIED MAN AS JOINT TENANTS by Deed of Trust dated December 3, 1993, and recorded December 20, 1993 in Book No. 108, Page No. 168, in the office of the County Recorder of LINCOLN County, State of Nevada, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposed to secure the payment of certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default hereinafter referred to, to which reference is hereby made; and, WHEREAS, on 1-28-95 the then Beneficiary, or holder of said note did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on March 20, 1995 in the office of the County Recorder of LINCOLN County, Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Book No. 112, Page No. 530, Instrument No. 103208, of Official Records of said County and,

WHEREAS, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the Statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in, a newspaper of general circulation printed and published in the City of Las Vegas, in said County of Clark, State of Nevada, in which the premises to be sold are situated. Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on July 13, 1995 at 10:00 A.M. of said day, at the main entrance of FORECLOSURES OF NEVADA, INC. A Nevada Corporation 3180 WEST SAHARA AVENUE SUITE C12B LAS VEGAS NV 89102, and,

WHEREAS, three true and correct copies of said Notice were posted in three of the most public places in the County of LINCOLN, State of Nevada, in which said sale was noticed to take place, and where the property is to be sold for not less than twenty days before the date of sale therein fixed, and,

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place aforesaid did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of \$ 46,999.63 Dollars, said Grantee being the highest and best bidder therefore.

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NOW, THEREFORE, Trustee, in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, expressed or implied, unto the said Grantee WILLARD A. ALGER AND CLARE R. ALGER, HUSBAND AND WIFE AS JOINT TENANTS all that certain property situate in the County of LINCOLN, State of Nevada, described as follows:

LOTS SEVEN (7), EIGHT (8) AND ADJOINING WEST HALF (W1/2) OF LOT NINE (9) IN BLOCK FOURTEEN (14) IN THE CITY OF CALIENTE, COUNTY OF LINCOLN, STATE OF NEVADA.

APN: 03-086-07

TOGETHER WITH all appurtenances in which Trustor has any interest, including water rights benefiting said realty whethor represented by shares of a company or otherwise.

IN WITNESS WHEREOF the said FORECLOSURES OF NEVADA, INC., as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its VICE PRESIDENT SUSAN J. NESBIT thereunto duly authorized by resolution of its Board of Directors.

FORECLOSURES OF NEVADA, INC.
TRUSTEE aforesaid

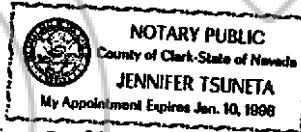
By: Susan J. Nesbit
SUSAN J. NESBIT, VICE PRESIDENT

STATE OF NEVADA }
County of CLARK } ss.

On JULY 13, 1995 personally appeared before me, a Notary Public, SUSAN J. NESBIT, VICE PRESIDENT

the person(s) whose name(s) subscribed to the above instrument who acknowledged that she executed the instrument. personally known (or proven) to me to be

Signature Jennifer Tsuneta
Notary Public



(Notary Seal)

-----SPACE BELOW THIS LINE FOR RECORDER'S USE-----
WHEN RECORDED MAIL TO
WILLARD A. ALGER AND CLARE R. ALGER, HUSBAND AND WIFE AS
JOINT TENANTS
P.O. BOX 825
CALIENTE, NV, 89008

103724

FILED AND RECORDED AT REQUEST OF
DOMINICK BELINGHERI

JULY 17, 1995

AT 45 MINUTES PAST 10 O'CLOCK

A.M. IN BOOK 114 OF CLERK'S

RECORDS PAGE 459 LINCOLN

COUNTY, NEVADA.

YURIKO SETZER

BY Julie Boucha DEPUTY