

Recorded at the request of
SAFECO TITLE INSURANCE CO.

84 1449035

Title or Trust No.

Escrow or Loan No. 2816

WHEN RECORDED MAIL TO:

Keith E. Card
c/o Jordan A. Dreifus
Attorney at Law
2049 Century Park East
Los Angeles, CA. 90067

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

DEC 11 1984 AT 8 A.M.

Recorder's Office

SURVEY MONUMENT FEE \$10. CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

same as above

Documentary Transfer Tax \$ 597.30 Plus \$10.00 monument tax
xx Grantee was the foreclosing beneficiary; consideration \$ 542,621.00
unpaid debt \$ 542,619.57; non exempt amount \$
— Computed on the consideration or value of property conveyed.
— Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Joan McCool Signature of Declarant or Agent
AP # 2462-6-9 and 2572-26-32/36/37/40/41

TRUSTEE'S DEED UPON SALE

RELIABLE RECONVEYANCE CORPORATION, a Corporation, (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to

KEITH E. CARD, a single man

(herein called Grantee) the real property in the
County of Los Angeles

, State of California, described as follows:

PARCEL 5 DA SILVA:

The Northwest one-Fourth of the Northwest one-Fourth of Section 30, Township 2 North
Range 13 West, in the City of Los Angeles, in the County of Los Angeles, State of
California, as shown on County Surveyors Map B-725 on file in the Office of the County
Engineer of said County; more particularly described in the EXHIBIT "A" attached hereto
and made a part hereof.

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted
Trustee, under that certain Deed of Trust executed by

DEL RIO DEVELOPMENT, a California corporation

as Trustor, recorded January 9, 1981, as Document No. 81-24593, in Book xx
page xx, of Official Records in the Office of the Recorder of Los Angeles County, California; and
pursuant to the Notice of Default recorded July 29, 1981, as Document No. 81-754515, in
Book xx, page xx, of Official Records of said County. Trustee having complied with all applicable
statutory requirements of the State of California and performed all duties required by said Deed of Trust, including, among other
things, as applicable, the mailing of copies of notices or the publication of a copy of the notice of default or the personal delivery of
the copy of the notice of default or the posting of copies of the notice of sale or the publication of a copy thereof.

At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on
August 14, 1984 @ 10:00 A.M. to said Grantee, being the highest bidder therefor, for \$ 542,621.00
cash, lawful money of the United States, in full satisfaction of the indebtedness then secured by said Deed of Trust.

Dated: August 14, 1984

STATE OF CALIFORNIA
COUNTY OF
San Diego

RELIABLE RECONVEYANCE CORPORATION,
as Trustee

By

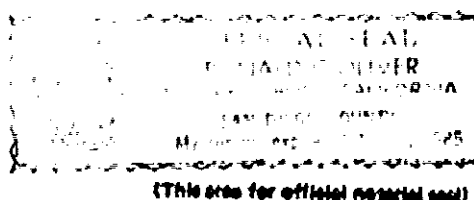
Gerald R. Moss

Authorized Officer

On August 14, 1984
before me, the undersigned, a Notary Public in and for said State,
personally appeared Gerald R. Moss
known to me to be an Authorized Officer of Reliable Recon-
veyance Corporation, the corporation that executed the within
instrument on behalf of the corporation therein named, and acknow-
ledged to me that said corporation executed the same as Trustee.

WITNESS my hand and official seal.

Signature



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

PARCEL 20 (DE BELL):

THAT PORTION OF THE NORTHEAST ONE-QUARTER OF FRACTIONAL SECTION 25, TOWNSHIP 2 NORTH, RANGE 14 WEST IN V. BEAUDRY'S MOUNTAINS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 36, PAGES 67 TO 71 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF A STRIP OF LAND 84.00 FEET WIDE, DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED ON FEBRUARY 6, 1958 AS INSTRUMENT NO. 28, DESCRIBED IN PARCEL 47837-1 AMENDED IN THE FINAL DECREE OF CONDEMNATION ENTERED IN SUPERIOR COURT OF LOS ANGELES COUNTY, CASE NO. NCC8787B A CERTIFIED COPY OF WHICH WAS RECORDED ON MAY 3, 1976 AS INSTRUMENT NO. 2743 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, THENCE NORTH 15°59'50" WEST, 115.76 FEET, THENCE NORTH 24°11'56" EAST, 270.80 FEET, THENCE NORTH 84°48'20" EAST, 243.10 FEET, THENCE NORTH 79°58'52" EAST, 762.91 FEET TO THE EAST LINE OF SAID 25, THENCE ALONG SAID EAST LINE SOUTH 0°32'22" EAST, 196.06 FEET TO THE NORTHERLY LINE OF SAID STRIP OF LAND 84.00 FEET WIDE, THENCE ALONG SAID LAST MENTIONED NORTHERLY LINE, SOUTH 73°33'39" WEST, 1,120.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF LA TUNA CANYON ROAD 60.00 FEET WIDE AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-725, ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY.

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 5 (DA SILVA):

THE NORTHWEST ONE-FOURTH OF THE NORTHWEST ONE-FOURTH OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 13 WEST, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON COUNTY SURVEYORS MAP B-725 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LOS ANGELES, BY DEED RECORDED DECEMBER 20, 1960 AS INSTRUMENT NO. 1385 IN BOOK D-1069 PAGE 778, OFFICIAL RECORDS.

ALSO EXCEPT THE NORTHEAST ONE-FOURTH OF THE SOUTHEAST ONE-FOURTH OF THE NORTHWEST ONE-FOURTH OF THE NORTHWEST ONE-FOURTH OF SAID SECTION. ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE SOUTHERLY LINE OF LA TUNA CANYON ROAD, AS SHOWN ON COUNTY SURVEYOR'S MAP B-259 SHEET 2 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF THAT CERTAIN STRIP OF LAND, 84.00 FEET WIDE, DESCRIBED IN THE DEED TO CITY OF LOS ANGELES, RECORDED ON FEBRUARY 6, 1958 IN BOOK D-5 PAGE 675, OFFICIAL RECORDS, AS INSTRUMENT NO. 3279, OF SAID COUNTY.

PARCEL 6 (ROBINSON):

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30 AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, TOWNSHIP 2 NORTH, RANGE 13 WEST, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON COUNTY SURVEYORS MAP NO. B-725 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE NORTHERLY LINE OF LA TUNA CANYON ROAD, AS SHOWN ON COUNTY SURVEYORS MAP NO. B-259 SHEET 2 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF THAT CERTAIN STRIP OF LAND, 84.00 FEET WIDE, DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED ON FEBRUARY 6, 1958 AS INSTRUMENT NO. 3279 IN BOOK D-5 PAGE 675, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT FROM PARCELS 5-6 INCLUSIVE THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND AS DESCRIBED IN PARCEL 47837-1 (AMENDED) IN THE FINAL DECREE OF CONDEMNATION ENTERED IN THE LOS ANGELES COUNTY SUPERIOR COURT CASE NO. NC C 87878, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 3, 1976, AS INSTRUMENT NO. 2743, IN BOOK D 7065 PAGE 531 OFFICIAL RECORDS OF SAID COUNTY.

EXHIBIT A

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