

J. CARL PEUS, M.D.
2324 BATH STREET
SANTA BARBARA, CA. 93105

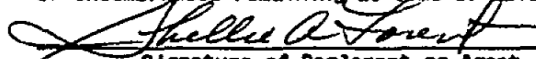
Official Records :
County of :
Santa Barbara :
Kenneth A Pettit :
Recorder :
8:00am 28-Nov-94 : FATC BB 2

TS-NO.TS-279

MAIL TAX STATEMENTS TO:

Same

Documentary Transfer Tax \$ -0-
Grantee was the foreclosing beneficiary;
consideration \$ 149,991.11; unpaid debt \$
149,991.11; non exempt amount \$ -0-.
Computed on the consideration or value of property
conveyed.
Computed on the consideration or value less liens
or encumbrances remaining at time of sale.


Signature of Declarant or Agent
APS 105-020-69-00-0

TRUSTEE'S DEED UPON SALE

PRIORITY TRUST DEED SERVICE, INC., a California Corporation, (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to J. CARL PEUS, M.D. PROFIT SHARING PLAN, (herein called Grantee) the real property in the County of SANTA BARBARA, State of California, described as follows: Lot 98 of Tract 13345, Unit 3, in the County of Santa Barbara, State of California, as shown on map filed in Book 150, Pages 40, 41 and 42 of Maps, in the office of the County Recorder of said County, as amended by Certificate of Correction, recorded December 2, 1986, as Instrument No. 1986-078256 of Official Records. EXCEPTING, therefrom all oil, minerals and hydrocarbons and all substances of a mineral character in, on or under said land, lying below a depth of 500 feet below the surface of said land, but without the right of entry upon the surface of said land.

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 CAPISTRANO FINANCIAL GROUP, a California Corporation as Trustor, recorded 19 SEPTEMBER 1991, as Instrument No. 91-062968, in Book ---, page ---, of Official Records in the Office of the Recorder of SANTA BARBARA County, California; and pursuant to the Notice of Default recorded 5 FEBRUARY 1993, as Instrument No. 93-009365 in 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 1 NOVEMBER 1994 to said Grantee, being the highest bidder therefore, for \$ 149,991.11 cash, lawful money of the United States, in full satisfaction of the indebtedness then secured by said Deed of Trust.

Dated: 9 NOVEMBER 1994

PRIORITY TRUST DEED SERVICE, INC.
TRUSTEE

By: 
Shellie A. Forrest, President

STATE OF CALIFORNIA

COUNTY OF Ventura

On this 17 day of November, 1994, before me, Tara Gavigan, Notary Public, personally appeared SHELLIE A. FORREST, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Tara Gavigan

