

NOTICE OF DEFAULT

AND ELECTION TO SELL UNDER DEED OF TRUST

TO WHOM IT MAY CONCERN:

WHEREAS, C. J. McGRATH, PHILLIP K. GARRETT, STERLING C. ALLEN, all married men, CLARENCE P. BOWYER and OPAL L. BOWYER, husband and wife, and LLOYD L. SMITH, an unmarried man, Trustors on the 18th day of May, 1961, made, executed and delivered to NEVADA TITLE GUARANTY COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Nevada, as Trustee, their second deed of trust covering certain real property therein described as security, which is attached hereto and is made a part hereof as evidenced as EXHIBIT "A" for the payment of their promissory note made, executed and delivered on the same day, to JULINE INVESTMENT CO., a limited Partnership, which said second deed of trust was thereafter duly recorded in the office of the County Recorder of the County of Eureka, State of Nevada, on the 13th day of July, 1961, as Document No. 35464; and

WHEREAS, a breach in the obligation for which such transfer in trust is security has occurred, in that default has been made in the payment of that certain promissory note secured by a first deed of trust, covering the said real property which is the subject of the second deed of trust hereinabove described, said first deed of trust being recorded as File No. 34992, in Book I, Page 124, Real Mortgages, Eureka County, Nevada Records, said default having continued for a period in excess of thirty-five (35) days; and

WHEREAS, a further breach of the obligation for which such transfer and trust is security has occurred, in that default has been made in the payments of the promissory note for which said second deed of trust is security, in that said default having continued for a period in excess of thirty-five (35) days; and

WHEREAS, there is presently due, owing and unpaid upon said promissory note secured by said deed of trust the sum of \$24491.99 together with interest thereon at the rate of Seven (7 %) Per cent per annum from the 1 day of April, 1963, until

1 paid.

2 NOTICE IS HEREBY GIVEN that the undersigned beneficiary has
3 elected to consider all of the principal and interest due on con-
4 sequence of said defaults, in accordance with the terms of said
5 promissory note secured by said second deed of trust, and have
6 elected to sell or cause to be sold said real property described
7 in said second deed of trust to satisfy said obligation.

8 DATED this 4 day of August, 1964.

9 JULINE INVESTMENT CO., a limited
10 Partnership

11 By: Edward L. Juline
12 EDWARD L. JULINE
13 General Partner

14
15 STATE OF California }
16 COUNTY OF Los Angeles } SS.

17 On this 4 day of August, 1964, before me, the
18 undersigned, a Notary Public, in and for the County of Los Angeles,
19 State of California, personally appeared EDWARD L.
20 Juline, known to me to be one of the partners in
21 JULINE INVESTMENT CO., a limited Partnership, that executed the
22 within instrument and acknowledged to me that such partnership
23 executed the same.

24 IN WITNESS WHEREOF, I have hereunto set my hand and affixed
25 my official seal, the day and year in this certificate first above
26 written.



29 Helen E. Mack
Notary Public

30 My Commission expires: HELEN E. MACK
31 5900 WASHINGTON BLVD.
32 CULVER CITY, CALIF.
EXPIRES MAY 9, 1967

EXHIBIT "A"

All that real property in the County of Eureka, State of Nevada,
bounded and described as follows:

Section 27, Township 29 North, Range 48 East, M. D. B. & M.

FILE NO. 40098

Filed for record at the request of 1st Commercial Title Inc.
August 12, 1964, at 31 minutes past 3 P. M. Recorded in
Book 5 of Official Records, page 303-305, Records of EUREKA
COUNTY, NEVADA.

Fee: \$3.25 _____, Recorder.