

TRUSTEE'S DEED

J.R.S.
13-30

THIS INDENTURE, made and entered into this 23rd day of November, 1964, by and between NEVADA TITLE GUARANTY COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Nevada, as Trustee, party of the first part, and JULINE INVESTMENT CO., a Limited Partnership, party of the second part,

W I T N E S S E T H :

WHEREAS, on July 16, 1960, JULINE INVESTMENT CO. executed its promissory note payable to the order of CRESCENT VALLEY RANCH & FARMS in the principal amount of \$12,928.01, and bearing interest, and as security for the payment of said promissory note said JULINE INVESTMENT CO., as Trustor, executed a certain Deed of Trust to NEVADA TITLE GUARANTY COMPANY, Trustee for CRESCENT VALLEY RANCH & FARMS, Beneficiary, which Deed of Trust was dated July 16, 1960, and was recorded September 21, 1960, as Document No. 34992, Eureka County, Nevada, records, conveying to said Trustee the real property hereinafter described; and

WHEREAS, a breach of the obligation for which such transfer in trust as security occurred in that default was made in the payment of the instalment of principal and interest due April 17, 1963, and in the payment of each monthly instalment that thereafter became due; and

WHEREAS, CRESCENT VALLEY RANCH & FARMS caused its President to execute and acknowledge a Notice of Default and Election To Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election To Sell was recorded on July 13, 1964, as Document No. 39949, Eureka County, Nevada, records; and by direction of CRESCENT VALLEY RANCH & FARMS the said NEVADA TITLE GUARANTY COMPANY, Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the 20th day of November, 1964, at the hour of 10:00 o'clock a.m., sell at the office of NEVADA TITLE GUARANTY COMPANY, 90 Court Street, Reno, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the promissory note secured by it; that said Notice of Sale was published in the Eureka Sentinel in its issues dated October 31, November 7 and November 14, 1964, and said Notice of Sale was published in the Reno Evening Gazette in its issues dated October 30, November 6 and November 13, 1964, and said Notice of Sale was posted in three public places in Beowawe Township on the 23rd day of October, 1964, and said Notice of Sale was posted by the Sheriff of Washoe County, Nevada, in three public places, namely, at the Washoe County Sheriff's Office, at the Washoe County Court House, and at the Reno City Hall, in Reno, Nevada, on the 28th day of October, 1964; and

WHEREAS, at the time and place so appointed for sale said party of the second part did bid the sum of ELEVEN THOUSAND EIGHT HUNDRED SIXTEEN AND 16/100 DOLLARS (\$11,816.16) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$11,816.16, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the party of the second part, and to its successors and assigns forever, all that



EMERSON J. WILSON
ATTORNEY AT LAW
RENO, NEVADA

certain piece or parcel of land situate in the County of Eureka, State of Nevada, that is described as follows:

Township 29 North, Range 48 East, M.D.B. 6M.:

Section 27: All.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom.

TOGETHER WITH the improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

NEVADA TITLE GUARANTY COMPANY

By Emerson J. Wilson
Emerson J. Wilson, President

SEAL
Affixed

STATE OF NEVADA }
county of Washoe } ss

On this 30th day of November, 1964, personally appeared before me, a Notary Public in and for said County and State, EMERSON J. WILSON, known to me to be the President of the corporation that executed the foregoing instrument, and upon oath did depose that he is the officer of said corporation as above designated; that he is acquainted with the seal of said corporation and that the seal affixed to said instrument is the corporate seal of said corporation; that the signature to said instrument was made by the officer of said corporation as indicated after said signature; and that the said corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

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

File No. 40517

RECORDED AT THE REQUEST OF

Nevada Title Guaranty Co.

December 4 A. D. 1964

At 51 minutes past 11 A.M.

In Book 6 of OFFICIAL RECORDS

Page 315-316 Records of

EUREKA COUNTY, NEVADA

Willie O. Rotrock Recorder

Fee \$ 3.95

Shirley H. Higgins
Notary Public

SEAL
Affixed

When recorded before me
Nevada Title Guaranty Co.
P. O. Box 1830
Reno, Nevada