

When recorded return to:

USIRS \$ 17.05

No. Eu-4033

C. R. Cochenour  
Box 25666,  
Los Angeles, California, 90025

## TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 10th day of April, 1967,

between

PIONEER TITLE INSURANCE COMPANY OF NEVADA,  
now by merger,  
TITLE INSURANCE AND TRUST COMPANY

a California corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and C. R. COCHENOUR and ELIA COCHENOUR, his wife as Joint Tenants, and CHARLES S. CASTLE and LaVEEDA CASTLE, his wife as Joint Tenants, all of Los Angeles, California,

(herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated December 27, 1965, and recorded May 2, 1966, as Document No. 41979 in Book 10 at page 423 of Official Records in the Office of the County Recorder of Eureka County, Nevada, and as amended by Amendment recorded August 24, 1966, in Book 11, page 531, File No. 42466, of Official Records of Eureka County, Nevada,

did grant and convey the property herein described to PIONEER TITLE INSURANCE COMPANY OF NEVADA upon the Trusts therein expressed, to secure, among other obligations, payment of a certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

WHEREAS, breach and default occurred under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default, to which reference is hereinafter made; and

WHEREAS, on November 28, 1966 the Owner of said note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of said Breach and Default and of Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded December 14, 1966 as Document No. 43384 in Book 14 at page 9 of Official Records in the Office of the County Recorder of said County; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and in compliance with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly therein and hereinafter described, said property being in the County of Eureka, State of Nevada, and fixing the time and place of sale as Eureka, Nevada, at 1:00 o'clock P. M. at the front door of the Eureka County Court House,

and caused a copy of said Notice to be posted for not less than twenty days before the date of sale therein fixed, in three public places in the City or Township of Eureka where said property is located, and in three public places in the City of Eureka, where said property was to be sold; and said Trustee caused a copy of said Notice to be published once a week for three successive weeks before the date of sale in The Eureka Sentinel, a newspaper of general circulation printed and published in the County in which said real property is situated, the first date of such publication being March 18, 1967; and,

WHEREAS, copies of said recorded Notice of Default and said Notice of Sale were mailed to all those who were entitled thereto in accordance with Section 107.090 of the Nevada Revised Statutes; and

WHEREAS, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

WHEREAS, at the time and place fixed as aforesaid, Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$ 15,025.00----- paid in lawful money of the United States of America by the satisfaction of the indebtedness then secured by the said Deed of Trust, pro tanto.

NOW THEREFORE, Trustee, in consideration of the premises recited and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, express or implied, all that certain property situate in the County of Eureka, State of Nevada, described as follows:

NE½; N½SE½; Lots 9 and 10, containing 316.32 acres (some-times referred to as the E½ of Section 18) Township 20 North, Range 53 East, MDB&M, as granted to Wallace Edmond Baker by the United States Patent dated October 30, 1963, numbered 123392 and recorded May 15, 1964 in Book 4 of Official Records of Eureka County, Nevada, at page 132-133.

TOGETHER WITH all water and water rights of every kind and nature.



IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Vice-President and Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.

STATE OF NEVADA }  
COUNTY OF ELKO } ss.

PIONEER TITLE INSURANCE COMPANY OF NEVADA  
now by merger,

On April 1967 personally appeared before me, a Notary Public, in and for said County and State, W. A. Kennedy

TITLE INSURANCE AND TRUST COMPANY  
as Trustee aforesaid

Vice-President of the Corporation that executed the foregoing instrument and upon oath, did depose that he is the Officer of the 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 signatures to said instrument were made by officers of said Corporation as indicated after said signatures; and that said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

BY: W. A. Kennedy Vice President



BY: Milo Taber Assistant Secretary

Signature Etta Taber

Etta Taber

Name (Typed or Printed)



File No. 44490

RECORDED AT THE REQUEST OF  
Title Insurance & Trust Co.

April 20 A. D. 19 67

at 50 minutes past 10 A. M.

In Book 18 of OFFICIAL RECORDS

Page 475-476

EUREKA COUNTY, NEVADA

Walter A. Bell  
Recorder

Fee \$ 4.00