



51418

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 22nd day of September, 1969,

between

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

HARMON WALKER and GAYDA WALKER, husband and wife, whose mail address is Box 186, Myrtle Creek, Oregon, 97457,

(herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated April 14, 1966, and recorded August 12, 1966, as Document No. 42407 in Book 11 at page 446 of Official Records in the Office of the County Recorder of Eureka County, Nevada,

did grant and convey the property herein described to Title Insurance and Trust Company, a California Corporation, 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 Feb. 11, 1969, 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 February 21, 1969, as Document No. 48654 in Book 28 at page 16 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 June 24, 1969, at 11:00 o'clock A. M. at the front entrance of the Trustee, at 419 Railroad Street, Elko, Nevada,

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 Elko, 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 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 May 31, 1969; and, said sale having been duly postponed to September 22, 1969, at 11:00 a.m., 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 \$ 15,729.13 ---- 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:

Township 21 North, Range 53 East, MDB&M

Section 8: W $\frac{1}{2}$;

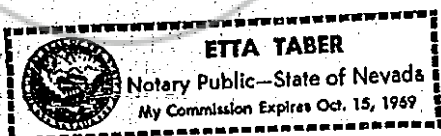
IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Vice-President and Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.

STATE OF NEVADA }
COUNTY OF Elko } ss.

On September 22, 1969 personally appeared before me, a Notary Public, in and for said County and State, Geo. V. Vicari, known to me to be the 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.

Signature Etta Taber

Etta Taber
Name (Typed or Printed)



TITLE INSURANCE AND TRUST COMPANY
as Trustee aforesaid.

BY: Geo. V. Vicari Vice President

BY: Milo Taber Assistant Secretary

RECORDED AT THE REQUEST OF
Joseph O. McDaniel
on October 3, 1969
at 10 mins. past 11 A. M.
in Book 33 of OFFICIAL
RECORDS, page 2-3 RECORDS
OF EUREKA COUNTY, NEVADA
Recorder Miller A. McDaniel
File No. 51418 Fee \$ 4.00

(This area for Official Notarial Seal)

(This area for Recorder's use)

BOOK 33 PAGE 003