

R.P.T.T. \$14.30

#10444-EJW

TRUSTEE'S DEED

THIS INDENTURE, made and entered into this 10th day of November, 1969, by and between NEVADA TITLE GUARANTY COMPANY, a Nevada corporation, as Trustee, party of the first part, and C. WAYNE CLAMPITT, whose address is 509 Arizona Land Title Building, Tucson, Arizona, 85701, party of the second part,

W I T N E S S E T H:

WHEREAS, WARDS FINANCE COMPANY, INC., an Arizona corporation, executed its promissory note payable to the order of C. WAYNE CLAMPITT in the principal amount of \$10,000.00, with interest thereon, and as security for the payment of said promissory note said WARDS FINANCE COMPANY, INC., executed a certain Deed of Trust to NEVADA TITLE GUARANTY COMPANY, as Trustee for C. WAYNE CLAMPITT, Beneficiary, which Deed of Trust was dated June 6, 1968, and was recorded on June 6, 1968, in the office of the County Recorder of Eureka County, Nevada, in Book 24 of Official Records, at page 281, under Document No. 47037; and

WHEREAS, a breach of the obligation for which such transfer in trust was given as security occurred in that default was made in the payment of the instalment of principal and interest due on June 6, 1969; and

WHEREAS, C. WAYNE CLAMPITT executed and acknowledged 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 17, 1969, in the office of the County Recorder of said Eureka County, Nevada, in Book 29 of Official Records, at page 556, under Document No. 49615; and

WHEREAS, on July 25, 1969, a copy of said Notice of Default and Election to Sell was mailed by certified mail to the then owner of the property hereinafter described; and

WHEREAS, by direction of C. WAYNE CLAMPITT the said NEVADA TITLE GUARANTY COMPANY, as 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 10th day of November, 1969, at the hour of 10:00 o'clock, A.M., on said day, sell at the office of NEVADA TITLE GUARANTY COMPANY, 90 Court Street, Reno, Nevada, at public auction to the highest bidder for cash, in lawful money of the United States of America, the real property described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the promissory note secured thereby; that said Notice was published in The Eureka Sentinel, Eureka, Nevada, in its issues of October 18, 1969, October 25, 1969, and November 1, 1969, and said Notice of Trustee's Sale was posted by the Sheriff of the County of Eureka, Nevada, on October 19, 1969, in three public places, namely, the Courthouse Bulletin Board, Eureka Theatre Building Bulletin Board, and the Masonic Building Bulletin Board; said Notice of Trustee's Sale was also published in The Reno Evening Gazette, in its issues of October 18, 1969, October 25, 1969 and November 1, 1969, in the city of Reno, Nevada, and said Notice of Trustee's Sale was posted by the Sheriff of the County of Washoe, Nevada, on October 20, 1969, in three public places, namely, at the Washoe County Court House, Washoe County Sheriff's Office and at the Reno City Hall; and

WHEREAS, at the time and place so appointed for sale, said party of the second part did bid the sum of TWELVE THOUSAND EIGHT HUNDRED EIGHTY AND 80/100 (\$12,880.80) for said property in full satisfaction of said indebtedness and

said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$12,880.80, the said party of the first part, as Trustee, under and by virtue of the authority vested in it as said Trustee under said Deed of Trust, does hereby GRANT, BARGAIN, SELL and CONVEY, without warranty, unto the party of the second part, and to his heirs or assigns forever, all that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

Township 23 North, Range 54 East, M.D.B. & M.:
Section 20: S 1/2

EXCEPTING THEREFROM all oil, gas, potash and sodium as reserved in Patent from United States of America.

TOGETHER WITH a Minnesota-Butane gas engine and Lane Bowler centrifugal pump in a 200-foot well having 16 inch casing, together with any replacement or replacements thereof.

TOGETHER WITH the improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereto belonging or appertaining, 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 his heirs and assigns forever.

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

NEVADA TITLE GUARANTY COMPANY, Trustee

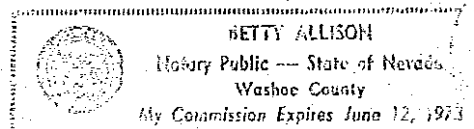
By W. L. Thomas
W. L. Thomas, Executive Vice President

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

SEAL
Affixed

On this the 10th day of November, 1969, personally appeared before me, a Notary Public, W. L. THOMAS, known to me to be the person described in and who acknowledged to me that he executed the foregoing instrument on behalf of NEVADA TITLE GUARANTY COMPANY.

Betty Allison
Notary Public



RECORDED AT THE REQUEST OF
Nevada Title Guaranty Co.
on November 19, 1969
at 50 mins. past 10 A. M.
in Book 33 of OFFICIAL
RECORDS, page 338-339, RECORDS
OF EUREKA COUNTY, NEVADA
W. L. Thomas
Recorder
File No. 1678 Fee \$ 4.00

WILSON & HALE
ATTORNEYS AT LAW
96 COURT STREET
RENO, NEVADA

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