

RPT Affixed 5170

TRUSTEE'S DEED UPON SALE

This indenture, made this 10th day of November, 1969, between JOSEPH O. McDANIEL as the duly appointed substitute Trustee under the hereinafter mentioned Deed of Trust (herein called Trustee) and JOHN B. TROWBRIDGE, a married man dealing with his separate property, 474 East Colorado Blvd., Pasadena, California (herein called Grantee).

W I T N E S S E T H:

WHEREAS, by Deed of Trust dated March 9, 1965 and recorded March 10, 1965, in Book 6 Official Records, Page 566-571, Eureka County Records JOSIAH W. BATCHELLOR and HELEN JANE BATCHELLOR, his wife, did grant and convey the real property hereinafter described upon the trust therein expressed, to secure among other obligations, payment of a certain Promissory Note and interest, according to the terms thereof; also 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 Breach and Default, to which reference is hereinafter made; and

WHEREAS, on the 27th day of June, 1969, the owners of said Note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of Breach and Election to Sell under Deed of Trust, to satisfy the obligation secured by said Deed of Trust was recorded July 1, 1969 in Book 29 Official Records, Page 338-339 Eureka County records; 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 his Notice of Trustee's Sale stating that said Trustee, by virtue of the authority vested in him, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property described therein and hereinafter described, said property being situate in the County of Eureka, State of Nevada, and fixing the time and place of sale as November 10, 1969 at 11 o'clock a.m. at the front entrance of the Trustee's office at 530 Idaho Street, Elko, Nevada and caused a copy of said Notice to be posted for not less than 20 days before the date of sale therein fixed, in three public places in the County 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 the Eureka Sentinel, a newspaper of general circulation printed and published in the County of Eureka in which said real property is situate, the first date of said publication being the 25th day of October, 1969; and said sale being held at that time and place; and

WHEREAS, copies of said recorded Notice of Breach and Election to Sell Under Deed of Trust were mailed to all those who are 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, on the date of said sale, the balance of said Promissory Note with interest, advancements with interest, and the costs of sale, including attorney fees amounted to \$49,784.10; and

WHEREAS, at the time and place fixed as aforesaid, Trustee did offer at public auction the hereinafter described real property to the highest and best bidder. That the Grantee, JOHN B. TROWBRIDGE, was the highest and best bidder in the amount of \$47,000.00, which sum was paid to the Trustee in lawful money of the United States of America.

NOW THEREFORE, Trustee, in consideration of the premises recited and by virtue of the authority vested in him by said Deed of Trust, does, by these presents, Grant and Convey under Grantee, but without any covenant or warranty, express or implied, and subject to that certain First Deed of Trust to the Federal Land Bank of Berkeley hereinafter more described and subject to the accrued and accruing taxes, that real property being situate in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 23 NORTH, RANGE 52 EAST, M.D.B.6M.

- Section 11: Northeast quarter of Northeast quarter;
Southwest quarter of Northeast quarter;
- Section 12: South half of Southwest quarter
- Section 13: East half of Northwest quarter;
Southwest quarter of Northwest quarter
- Section 24: East half; East half of West half
- Section 25: Northeast quarter; East half of
Northwest quarter
- Section 36: North half of Northeast quarter;
West half of Northwest quarter;
Northeast quarter of Northwest quarter
and an undivided one-half interest in
and to the Southwest quarter of North-
east quarter; Southeast quarter of
Northwest quarter

VAUGHAN, HULL, McDANIEL & MARFISI
ATTORNEYS AND COUNSELORS
530 IDAHO STREET
ELKO, NEVADA 89801

TOWNSHIP 23 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 19: Lots 1, 2, 3 and 4

Section 30: Lots 1 and 2

Excepting therefrom an undivided half interest in all oil and gas lying in and under said lands.

TOGETHER with all range, ranges, range right permits and privileges of every name, nature, kind and description used and enjoyed in connection with the above-described real property.

TOGETHER WITH all water, water rights, ditches and ditch rights, wells and well rights connected with, belonging to, appurtenant or incident to, or used in connection with all, or any part, of said premises, together with all stock watering rights situated either upon the public domain or private land and used in connection with this ranching operation, including but not limited to the following certificates and applications:

<u>Certificate:</u>	<u>Application:</u>	
2000	9440	Garden Spring
2001	9441	Call Spring
2002	9442	Mt. Hope Spring
2004	9552	McBride Spring
3058	11004	Grant View Well
2937	11008	Gen McArthur Well
1238		Rye Grass Spring
	11007	Milligan Spring

And waters from Sulphur Spring, Reservoir Spring, Gravel Pit Spring, Nicholas Horse Ranch Spring, Mt. Hope No. 1 Well, Mt. Hope No. 2 Wells, Mt. Hope No. 3 Well, Mt. Hope No. 4 Wells, and Copper Mines Well.

Containing 1,520 acres, more or less.

Subject to existing rights of way.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT HOWEVER, to a First Deed of Trust to the Federal Land Bank of Berkeley recorded in Book 6, OR, Page 560-561 under which there is presently due and owing a balance of \$51,482.35 payable with interest. The next payment in the amount of \$3,217.65 plus interest being due and

payable on the first day of December, 1969. The purchaser to assume and pay the obligation secured by said Frist Deed of Trust.

SUBJECT ALSO, to the accrued and accruing taxes.

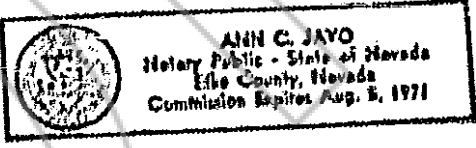
IN WITNESS WHEREOF, said Trustee, has this day set his hand the year and day first above written.

Joseph O. McDaniel
JOSEPH O. McDANIEL, Trustee

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On November 17th, 1969, personally appeared before me, a Notary Public, JOSEPH O. McDANIEL, Trustee, who executed the foregoing instrument.

Ann C. Jayo
NOTARY PUBLIC



RECORDED AT THE REQUEST OF Tom Johnson
on Dec. 15, 1969, at 20 mins. past 9 A. M. in
Book 33 of OFFICIAL RECORDS, page 551-555, RECORDS OF
ELKO COUNTY, NEVADA. *H. G. Miller* Recorder.
File No. 51849 Fee \$7.00