

## NOTICE OF DEFAULT AND ELECTION TO SELL

11592

TO WHOM IT MAY CONCERN:

WHEREAS, on December 27, 1958, GRESSENT VALLEY RANCH & FARMS, a Nevada corporation, executed as Trustor a Deed of Trust wherein NEVADA TITLE GUARANTY COMPANY is Trustee for H. J. BUCHENAU and ELSIE BUCHENAU, GRACE C. ARNOLD, JOHN PATRICK ARNOLD, ROBERT C. ARNOLD and MAXINE A. HOLMES, Beneficiaries, conveying that certain real property situate in the Counties of Eureka and Lander, State of Nevada, which is more particularly described as follows:

All of Sections 1 and 11, Township 29 North, Range 48 East, M.D.B.&M. as per Government Survey.

as security for the payment of its promissory note made, executed and delivered on December 27, 1958, to H. J. BUCHENAU and ELSIE BUCHENAU, GRACE C. ARNOLD, JOHN PATRICK ARNOLD, ROBERT C. ARNOLD and MAXINE A. HOLMES, which said Deed of Trust was thereafter, on March 18, 1959, recorded in the office of the County Recorder of Eureka County, Nevada, as Document No. 34057, and on ~~of the County Recorder of Lander County, Nevada, as Document No.~~ and;

WHEREAS, said Deed of Trust, and the promissory note secured thereby was assigned to A. Z. SELTZER by instrument recorded on ~~as Document No. , Eureka County, Nevada,~~ records, and on ~~as Document No. , Lander County, Nevada, records, and,~~

WHEREAS, the schedule of payments due on account of the promissory note above described has been modified by written agreement; and,

WHEREAS, a breach of the obligation, as amended, for which said transfer in trust as security was made, has occurred in that default has been made in the payment of the annual instalment of principal in the sum of \$1,000.00 due on September 27, 1968, together with interest in the sum of \$300.00 on the entire unpaid principal balance, and of the annual instalment of principal in the sum of \$1,000.00 due on September 27, 1969, together with interest in the sum of \$300.00 on the entire unpaid principal balance; and,

WHEREAS, Beneficiary above named has expressly authorized in writing Trustee above named to execute this notice and cause the same to be recorded;

NOTICE IS HEREBY GIVEN that the undersigned has elected to consider all of the unpaid balance of principal and interest to be due in consequence of said default, all in accordance with the terms of said promissory note and deed of trust, and the undersigned has elected to sell or cause to be sold the real property described in said Deed of Trust to satisfy said obligation.

DATED December 24, 1969.

NEVADA TITLE GUARANTY COMPANY

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

STATE OF NEVADA )  
                              ss.  
County of Washoe)

On December 24, 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 in behalf of NEVADA TITLE GUARANTY COMPANY.

WILSON & HALE  
ATTORNEYS AT LAW  
50 COURT STREET  
RENO, NEVADA  
1V

EDDIE L. TOLBERT  
Notary Public — State of Nevada  
Washoe County  
My Commission Expires Sept. 19, 1973

Eddie L. Tolbert  
Notary Public

RECORDED AT THE REQUEST OF Nevada Title Guaranty Co.  
on Dec. 31, 1969, at 51 mins. past 8 A. M. in  
Book 34 of OFFICIAL RECORDS, page 8 RECORDS OF  
EUREKA COUNTY, NEVADA, Julius A. Hottel Recorder.  
File # 51875 Fee \$ 3.00