

TRUSTEE'S DEED

DOUGLAS W. YOUNG, State Director of the Farmers Home Administration for the State of Nevada, as Trustee under the deeds of trust hereinafter described, hereby grants, without warranty, to the UNITED STATES OF AMERICA and its assigns, all of the real property situated in Eureka County, Nevada, described as follows:

Township 21 North, Range 53 East, MDB&M

Section 8: E $\frac{1}{2}$

This conveyance is made pursuant to the powers conferred upon Grantor by those certain deeds of trust executed by ALFRED GEORGE FARLEY and MARJORIE ALYNE FARLEY, his wife, trustees, to OLIVER J. DUVAL, State Director of the Farmers Home Administration for the State of Nevada, and his successors in office, as trustee, for the benefit and security of the UNITED STATES OF AMERICA, the named beneficiary, one of which is dated April 24, 1953, recorded April 30, 1963 in Book 1 of Real Mortgages at page 372 as Instrument No. 37906, and the other of which is dated April 21, 1964, recorded April 21, 1964 in Book 4 at page 71 as Instrument No. 39759 of said Official Records; and after the fulfillment of the conditions specified in the said deeds of trust authorizing this conveyance, as follows:

- (a) Default was made in the obligations for which the transfer in trust was made as security, and Notice of Default was recorded in the office of the County Recorder of the county in which the property described in said deeds of trust is situated, the nature of the default being the failure to make payments due under the terms of said deeds of trust and the promissory notes secured thereby; failure to pay property taxes assessed against the property subject to said deeds of trust when due, as required by the covenants thereof; and failure to continue to operate the property subject to said deeds of trust as a farm, as required by the covenants thereof.
- (b) Not less than three months elapsed between the recordation of the notice of default and the posting of first publication of the notice of sale of the property.
- (c) The Beneficiary made due and proper demand upon the Trustee to sell the property pursuant to the terms of the deeds of trust.
- (d) The Trustee gave notice of the time and place of the sale of the property in accordance with the laws of California and the terms of the deeds of trust.
- (e) All requirements of law regarding the mailing of copies of notices for which requests have been recorded have been complied with.
- (f) The property was sold by Grantor at public auction on January 29, 1971, in Eureka County, Nevada, in which the property was situated, in full accordance with the laws of the State of Nevada and the terms of the deeds of trust, Grantee, being the highest bidder at the sale, became the purchaser of the property and paid to the Trustee the amount bid, being \$35,000.00 in lawful money of the United States.

Dated: February 17, 1971.

Douglas W. Young
Douglas W. Young, State Director of the Farmers
Home Administration for the State of Nevada,
Trustee

ACKNOWLEDGMENT

STATE OF CALIFORNIA)

County of Alameda) ss

On this 17th day of February, in the year 1971, before me, Muriel L. Phillips, a Notary Public in and for said State, with principal office in the County of Alameda, personally appeared DOUGLAS V. YOUNG, State Director of the Farmers Home Administration for the State of Nevada, known to me to be the person whose name is subscribed to the within instrument, and who, as Trustee, executed said instrument, and acknowledged to me that he executed the same as such Trustee.

Muriel L. Phillips
Muriel L. Phillips, Notary Public

SEAL
Affixed

My commission expires: My Commission Expires March 2, 1972

RECORDED AT THE REQUEST OF
Lyle H. Tanner
on February 23, 1971
at 40 mins. past 10 A. M.
in Book 39 of OFFICIAL
RECORDS, page 36-37, RECORDS
OF ELIKA COUNTY, NEVADA
Recorder Alfred G. McNeil
File No. 54333 Fee \$ 4.00