

60004

William A. McLaughlin
Eureka County Recorder

When Recorded, Return to:

George V. Monte and Vera C. Monte
P. O. Box 2048
Reno, Nevada

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made June 3, 1975 between

STEPHEN L. WHEELER

as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and GEORGE V. MONTE and VERA C. MONTE, his wife, as Joint Tenants (herein called GRANTEE)

WITNESSETH:

WHEREAS, BY Deed of Trust dated July 25, 1966, and recorded August 12, 1966 as Document No. 42410 in Book 11 at page 449 of Official Records in the Office of the County Recorder of Eureka County, Nevada, WILLIAM EARL POLLARD and LOIS POLLARD, his wife, did grant and convey the property herein described to said trustee 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 August 7, 1974 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 August 22, 1974 as Document No. 59077 in Book 49 at page 294 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 3, 1975 at 11:00 o'clock A.M. at the office of Title Insurance and Trust Company, 160 West Liberty Street, Reno, 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 Reno, 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 Nevada State Journal and Eureka Sentinel, newspapers of general circulation printed and published in the County in which said real property is situated, the first date of such publication being the Nevada State Journal, May 10, 1975 and the Eureka Sentinel, May 16, 1975; 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 \$32,247.75 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 54 EAST, M.D.B.&M.

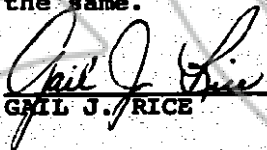
SECTION 4: S 1/2

IN WITNESS WHEREOF, said Trustee, has this day caused to be hereunto affixed his signature.


STEPHEN L. WHEELER

STATE OF CALIFORNIA)
) SS.
COUNTY OF SAN DIEGO)

On June 6, 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared STEPHEN L. WHEELER known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.


GAIL J. RICE



RECORDED AT THE REQUEST OF Title Insurance & Trust Co.
on June 18 19 75 of 55 pages, paid 10 A in
Book 51 of OFFICIAL RECORDS, page 428-429, RECORDS OF
EUREKA COUNTY, NEVADA. WILLIS A. DeFAOLI Recorder
File No. 60004 Fee \$ 4.00

BOOK 51 PAGE 429