

When recorded return to:
 Coopers & Lybrand
 c/o Dudley Chambers, Esq.
 Jackson, Walker, Winstead, Cantwell & Miller
 43rd Floor First National Bank Building
 Dallas, Texas 75202

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made

July 12, 1976

between

TITLE INSURANCE AND TRUST COMPANY

a California corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and COOPERS & LYBRAND

(herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated November 20, 1974, and recorded December 4, 1974 as Document No. 59514 in Book 50 at page 331 of Official Records in the Office of the County Recorder of Eureka County, Nevada, TEXAS SAMURAI, INC.

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 July 22, 1975 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 July 28, 1975 as Document No. 60088 in Book 51 at page 530 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 July 7, 1976 at 11:00 o'clock A.M. at the front entrance of TITLE INSURANCE AND TRUST COMPANY, 160 West Liberty Street, Reno, Nevada, (pursuant to one postponement said sale was actually held July 12, 1976 at 11:00 o'clock A.M. 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 Beowawe 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 Eureka Sentinel, a newspaper of general circulation printed and published in the County in which said real property is situated, the first date of such publication being June 12, 1976; and, 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 a newspaper of general circulation printed and published in the County in which said property was sold, the first date of such publication being June 12, 1976

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 \$ 30,937.50 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:

SECTION 19, Township 31 North, Range 50 East
M.D.B.&M.

IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Vice-President and Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

On July 12, 1976 personally appeared before me, a Notary Public, in and for said County and State, Murray M. Taylor and Walter Miller, known to me to be the officers of the Corporation that executed the foregoing instrument and upon oath, did depose that they are the Officers of the Corporation as above designated; that they are acquainted with the seal of said Corporation and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated after said signatures; and that said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

Signature Elaine Carpenter

Name (Typed or Printed)

TITLE INSURANCE AND TRUST COMPANY
as Trustee aforesaid.

BY:

Murray M. Taylor
Murray M. Taylor Vice President

BY:

Walter Miller
Walter Miller Assistant Secretary

SEAL
Affixed

RECORDED AT THE REQUEST OF
Title Insurance & Trust Co.

on July 19, 1976
at 01 mins. past 8 A. M.
in Book 55 of OFFICIAL
RECORDS, page 489-490 RECORDS
OF EUREKA COUNTY, NEVADA
WILL A. DePAOLI
Recorder
File No. 61761 Fee \$ 4.00

CLARE CARPENTER
Notary Public - State of Nevada
Washoe County
My Commission Expires July 20, 1978

(This area for Official Notarial Seal)

(This area for Recorder's use)

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