

RPTT \$85.25 PAID

87662

WHEN RECORDED MAIL TO: The Grantee

TRUSTEE'S DEED

THIS INDENTURE, made and entered into this 17th day of May, 1983, by and between FIRST CENTENNIAL TITLE COMPANY OF NEVADA, INC., a Nevada corporation, as Trustee, party of the first part, and MARJORIE ANN PASTORINO, an unmarried woman, party of the second part, whose address is: P. O. Box 56 Eureka, Nevada 89316.

W I T N E S S E T H:

WHEREAS, EUREKA, LTD., a Nevada Limited Partnership, executed A promissory note payable to the order of Marjorie Ann Pastorino, an unmarried woman, in the principal sum of \$65,700.00, and bearing interest, and as security for the payment of said promissory note said Eureka, Ltd., a Nevada Limited Partnership, as Trustor, executed a certain Deed of Trust to First Centennial Title Company of Nevada a Nevada Corporation, Trustee for Marjorie Ann Pastorino, an unmarried woman, Beneficiary, which Deed of Trust was dated February 19, 1981, and was recorded February 26, 1981, in Book 91, Page 567, Document No. 78995, Official Records, Eureka County, Nevada; and

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the installment of principal and interest due on February 26, 1982, and in the failure to pay each payment of principal and interest that thereafter became due; and Contrary to the provisions of the foregoing Deed of Trust, in failing to keep the property in good condition and repair; and Contrary to the provisions of the foregoing Deed of Trust, in failing to maintain fire insurance coverage; and

WHEREAS, Marjorie Ann Pastorino, executed and acknowledged a Notice of Default and Election to Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election To Sell was recorded May 26, 1982, in Book 102, Page 421, Document No. 84285, Official Records, Eureka County, Nevada; and was re-recorded June 18, 1982, in Book 102, Page 577, Document No. 84402, Official Records, Eureka County, Nevada; and

WHEREAS, ON June 21, 1982, a copy of said Notice of Default and Election To Sell was mailed by certified mail to the then owner of the property hereinafter described; and

WHEREAS, by direction of Marjorie Ann Pastorino, First Centennial Title Co., of Nevada, Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the 31st day of March, 1983, at the hour of 9:00 o'clock A. M., sell at the office of First Centennial Title Co., of Nevada, 530 E. Plumb Lane, Reno, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the promissory note secured by it; and

WHEREAS, on February 24, 1983, a copy of said Notice of Sale was mailed by certified mail to the then owner of the property hereinafter described; and

WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of Seventy Seven Thousand One Hundred Fifty-nine and 71/100ths DOLLARS (\$77,159.71) for said property. and said sum was the highest and best bid therefor;

NOW THEREFORE, for and in consideration of the said sum of \$77,159.71, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the party of the second part, and to its successors and assigns forever, all the certain real property situate in the County of Eureka, State of Nevada, that is described as follows:

Lot 4, Block 23, of the TOWN OF EUREKA, County of Eureka, State of Nevada.

TOGETHER WITH the improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns forever.

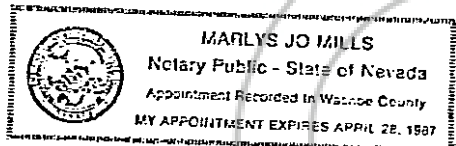
IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

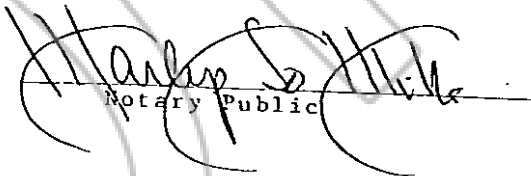
FIRST CENTENNIAL TITLE COMPANY
OF NEVADA, INC.

BY: 
Robert L. Boynton, Vice President

STATE OF NEVADA)
)
) ss
COUNTY OF WASHOE)

On this 19th day May, 1983, personally appeared before me, a Notary Public, Robert L. Boynton, who acknowledged to that he executed the foregoing instrument on behalf of FIRST CENTENNIAL TITLE COMPANY OF NEVADA, INC.




Notary Public

RECORDED AT REQUEST OF
First Centennial Title Co. of Nevada
BOOK 111 PAGE 41

83 MAY 24 A10: 26

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.H. REBALEATI, RECORDER
FILE NO. 87662
FEE \$ 5.00