

When recorded return to:

87727

O. R. MCCOY  
305 N. SPRING VALLEY PKWY.  
SPRING CREEK  
ELKO, NEV. 89501

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SPRING CREEK  
ELKO, NEV. 89501

## TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made

June 15, 1983

between

PIONEER LAND TITLE OF NEVADA

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

Carl Richard McCoy, a single man

(herein called GRANTEE)

### WITNESSETH:

WHEREAS, by Deed of Trust dated Jan. 20, 1981, and recorded Jan. 21, 1981, as Document No. 78388 in Book 90 at page 403 of Official Records in the Office of the County Recorder of Eureka County, Nevada,

Eureka LTD., a Nevada Limited Partnership

did grant and convey the property herein described to First Centennial Title Co. of Nevada (original 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 6, 1982 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 12, 1982 as Document No. 84492 in Book 103 at page 108 of Official Records in the Office of the County Recorder of said County; and Eureka County

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 15, 1983 at 9:30 o'clock A. M. at the the front street level Idaho Street entrance of the Office of Trustee Elko, Nevada

and caused a copy of said Notice to be posted for twenty days successively 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 Elko, Nevada, 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 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 May 26, 1983; 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 \$ 35,424.93 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:

Lot 11 of Block 22 of the Town of Eureka as shown on the map on file in the Eureka County Recorder's Office.

DOCUMENTARY TRANSFER TAX  
(1) COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR  
(2) COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING THEREON  
AT TIME OF TRANSFER.  
UNDER PENALTY OF PERJURY:  
*Carl Richard McCoy*  
Signature of declarant or agent  
Determining tax - firm name.

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

STATE OF NEVADA

COUNTY OF

ss.

On June 15, 1983 personally appeared before me, a Notary Public, in and for said County and State, Terrance L. Hatch & Donnette Hatch, known to me to be the Pres. & Secty. of the Corporation that executed the foregoing instrument and upon oath, did depose that he is the Officer of the Corporation as above designated; that he is 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 Jillaine R. Hertel

PIONEER LAND TITLE OF NEVADA,  
as Trustee aforesaid.

BY: Terrance L. Hatch President

BY: Donnette Hatch Secretary

RECORDED AT REQUEST OF  
Carl Richard McCoy  
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83 JUN 16 11:58

Name (Typed or Printed)



(This area for Official Notarial Seal)

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
H.M. REBALEATI, RECORDER  
FILE NO. 87727  
FEE \$ 5.00

(This area for Recorder's use)

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