

88836

TRUSTEE'S DEED

E. LEE HAWKES, State Director of the
FARMERS HOME ADMINISTRATION for the State of Nevada, as Trustee under
the Deed of Trust hereinafter described, hereby grants, without warranty,
to the UNITED STATES OF AMERICA, and its assigns, hereinafter called
Grantee, all of the real property situated in Eureka County,
Nevada, described as follows:

See Exhibit "A" attached hereto and made a
part hereof.

This conveyance is made pursuant to the powers conferred
upon the Trustee by that certain Deed of Trust executed by
Dalton W. Wilson and Penelope A. Wilson, his wife, dated
March 30, 1979, recorded March 30, 1979 in Book 69 of Official
Records, pages 403-407 and that certain Deed of Trust executed
by Dalton W. Wilson and Penelope A. Wilson, his wife, dated
March 30, 1979, recorded March 30, 1979 in Book 69 of Official
Records, pages 408-412, records of Eureka County, Nevada and
assumed by Gene D. Clayton and Linda Rae Clayton by Assumption
Agreement dated June 5, 1981, to State Director, Farmers Home
Administration for the State of Nevada, for the benefit and
security of the UNITED STATES OF AMERICA, the named Beneficiary,
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 County Recorder's
Office of the county in which the property described
in said deed of trust is situated, the nature of the
default being failure to pay the indebtedness secured
by said deed of trust in accordance with the terms
thereof and taxes and insurance on the security
property.

Such default still existed at the time of sale.

Documentary Transfer Tax \$
☐ Computed on full value of property conveyed; or
☐ Computed on full value less liens and encumbrances re-
maining thereon at time of transfer.

Under penalty of perjury:

E. Lee Hawkes
Signature of declarant or agent determining
tax-firm name

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- (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 deed of trust.
- (d) The Trustee gave notice of the time and place of the sale of the property in accordance with the laws of Nevada and the terms of the deed 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, located in Eureka County, Nevada, was sold by Trustee at auction sale on July 21, 1983 in said county and state in full accordance with the laws of said state and the terms of said deed 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 \$85,779.40 in lawful money of the United States.

DATED: August 11, 1983



E. LEE HAWKES,
State Director of the Farmers Home
Administration for the State of
Nevada, Trustee.

EXHIBIT "A"

PARCEL 1:

TOWNSHIP 21 NORTH, RANGE 54 EAST, M.D.B. & M.

Section 16: $W\frac{1}{2}$

EXCEPTING THEREFROM all oil and gas in said land, reserved by the UNITED STATES OF AMERICA in Patent recorded January 22, 1965 in Book 6, Page 407, Official Records, Eureka County, Nevada.

PARCEL 2:

TOWNSHIP 21 NORTH, RANGE 54 EAST, M.D.B. & M.

Section 20: All

EXCEPTING THEREFROM all mineral rights as reserved in deed from E. C. JOHNSTON, et al, recorded May 6, 1976 in Book 54, Page 485, Official Records, Eureka County, Nevada.

TOGETHER WITH all rights to the use of water, ditches and other accessories for irrigation and drainage of said premises including water rights now appurtenant under the following certificate(s) of appropriation and/or application(s) for a permit to appropriate public waters of the State of Nevada, now on file and of record in the office of the State Engineer, Carson City, Nevada:

<u>Certificate Number</u>	<u>Permit or Application Number</u>	<u>C.F.S.</u>	<u>Acreage</u>
6814	18911	5.25	294.0
	33671	5.4	320.0
	33668	5.4	320.0
	33669	4.0	320.0
	33670	4.0	320.0

ACKNOWLEDGEMENT

STATE OF UTAH)
) ss.
County of Salt Lake)

On this 11th day of August, in the year 1983, before me, Berniece B. Warner, a Notary Public in and for said State which has its principal office in the County of Salt Lake, personally appeared E. Lee Hawkes, 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 said Trustee.

(SEAL)

Berniece B. Warner
Notary Public for the State of Utah
Residing in Coalville
My commission expires: 7-27-84

The United States does not seek exclusive jurisdiction over the property herein described.

Daniel F. Brown
County Supervisor, Farmers Home Administration
U.S. Department of Agriculture

RECORDED AT REQUEST OF
FRONTIER TITLE COMPANY
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OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
H.M. REBALEATI, RECORDER
FILE NO. 88836
FEE \$ 8.00

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