

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 18th day of November, 1983, between FRONTIER TITLE COMPANY, a Nevada corporation, as Trustee as hereinafter stated, herein called Trustee, and JAMES E. DOTSON and LORRAINE B. DOTSON, husband and wife as joint tenants, herein called Grantee,

W I T N E S S E T H

JAMES PATRICK FITZGERALD, a married man, and RICHARD S. PACKARD, JR. WHEREAS, /and SUSIE PACKARD, husband and wife by Deed of Trust dated April 24, 1981, and recorded May 11, 1981, in Book 94, Page 421, as Document No. 80339, Official Records, in the Office of the County Recorder of Eureka County, State of Nevada, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default hereinafter referred to, to which reference is hereby made; and,

WHEREAS, on June 16, 1983 the then Beneficiary, or holder of said note did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on July 8, 1983, in the Office of the County Recorder of Eureka County, Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Book 112, Page 7, as Document No. 88033, of Official Records of said County, and

WHEREAS, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in the Eureka Sentinel, a newspaper of general circulation printed and published in said County of Eureka, State of Nevada in which the premises to be sold are situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on the 18th day of November, 1983, at the hour of 10:00 o'clock A.M. of said day, at the front entrance of Frontier Title Company, 555 Sixth Street, in the City of Elko, County of Elko, State of Nevada, and

WHEREAS, true and correct copies of said Notice were posted in three of the most public places in the Elko Judicial Township in the County of Elko, State of Nevada, in which said sale was noticed to take place, and three of the most public places in the Eureka Judicial Township in the County of Eureka, State of Nevada, in which the premises to be sold are situated, and in a conspicuous place on the land so noticed to be sold for not less than twenty days before the date of sale therein fixed, and

WHEREAS, compliance having been made with all of the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place did postpone said sale to 2:00 o'clock P.M. of said day, at the same place, and did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of Seventy thousand and no/100----- Dollars (\$ 70,000.00*****), said Grantee being the highest and best bidder therefor.

NOW, THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, express or implied, unto the said Grantee, all that certain property situate in the County of Eureka, State of Nevada, described as follows:

FCL 7/26-84

Lot 3, Block 36, Town of Eureka, County of Eureka, State of Nevada, the same as described on the official map of the Townsite of Eureka, approved by the United States General Land Office on November 19, 1937, on file in the Eureka County Recorder's Office.

GRANTEE'S ADDRESS:

P. O. Box 96
Eureka, NV 89316

Documentary Transfer Tax \$ 77.00
 Computed on full value of property conveyed; or
 Computed on full value less liens and encumbrances remaining thereon at time of transfer

Under penalty of perjury:
Frontier Title Company by WR
Signature of declarant or agency determining tax-firm name

IN WITNESS WHEREOF the said FRONTIER TITLE COMPANY, as Trustee, has this day caused its corporate name to be hereunto affixed by its President thereunto duly authorized by resolution of its Board of Directors.

FRONTIER TITLE COMPANY

By: WR

William A. Romeo, President

STATE OF NEVADA)
 ss.
COUNTY OF ELKO)

On this 18th day of November, 1983, personally appeared before me, a Notary Public, William A. Romeo, who acknowledged that he executed the above instrument on behalf of Frontier Title Company.

RECORDED AT REQUEST OF
Frontier Title Company
BOOK U.S. PAGE 181

83 DEC 1 AM: 41

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
F.M. REBALEATI, RECORDER
FILE NO. 91200
FEE \$ 6.00

BOOK 118 PAGE 182

Gim Y. Quong
Notary Public
GIM Y QUONG
Notary Public, State of Nevada
Eureka County, Nevada
My appointment expires May 3, 1986