

TRUSTEE'S CORRECTION DEED UPON SALE

WHEREAS, W. BRETT HANSEN, as Trustee executed a Trustee's Deed Upon Sale dated June 1, 1983 and recorded June 17, 1983, in Book 111 of Official Records at page 182, Lander County, Nevada; and

WHEREAS, in said Trustee's Deed upon sale, Trustors of that Deed of Trust dated August 2, 1979 and recorded August 13, 1979 in Book 72 of Official Records at page 39 as Document Number 68980, Eureka County, Nevada, were named as STEVEN DENNIS PETERSON and DENISE PETERSON, husband and wife; and

WHEREAS, said Deed of Trust names the Trustors as STEVEN DENNIS PETERSEN and DENISE NADINE PETERSEN; and

WHEREAS, said Trustee desires to correct said deed for clarification of the record.

NOW THEREFORE, W. BRETT HANSEN, hereinafter referred to as "Trustee" and WILBUR E. ROUSE and BARBARA J. ROUSE, his wife, as joint tenants with right of survivorship and not as tenants in common, hereinafter called "Grantee";

W_I_T_N_E_S_S_E_T_H:

WHEREAS, STEVEN DENNIS PETERSEN and DENISE NADINE PETERSEN, husband and wife by Deed of Trust dated August 2, 1979, and recorded August 13, 1979 in Book 72 of Official Records at page 39 as document No. 68980, Eureka County, Nevada, did grant and convey to TITLE SERVICE AND ESCROW COMPANY OF NEVADA, as Trustee, upon the trust therein expressed the property hereinafter described, among other uses and purposes to secure the payment of a certain promissory note and interest according to the terms to which reference is hereby made; and

WHEREAS, the undersigned is the duly appointed and substituted Trustee under the above Deed of Trust by document recorded February 9, 1981, in Book 91 of Official Records at page 341, Eureka County, Nevada; and,

WHEREAS, on December 13, 1982, the Beneficiary or holder of said note, did execute and deliver to the duly appointed and substituted Trustee, written Declaration of Default and Demand for Sale and thereafter there was filed for record on December 23, 1982, 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 107 of Official Records at page 236, as Document No. 86007, Eureka County, Nevada; and

WHEREAS, Trustee in consequence of said Election Declaration of Default, and Demand for Sale; in compliance with said Deed of Trust and with the statutes in such cases made and provided, made and published for more than twenty days before the date of sale therein fixed in the Eureka Sentinel, a newspaper of general circulation and printed and published in said County of Eureka, State of Nevada, in which said premises to be sold are situated, Notice of Trustee's Sale as required by law, which contained a correct description of the property to be sold and stating that the Trustee would, under the provision 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 19th day of May, 1983 at the hour of 10:00 a.m. of said day at the front steps of the Elko County Courthouse in the City of Elko, Nevada; and,

WHEREAS, true and correct copies of said Notice was posted in three public places in the Judicial Township in the County of Eureka, State of Nevada in which said property is located; and,

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all provisions of said Deed of Trust as to the acts to be performed and notices to be given, in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute and the Soldier's and Sailor's Relief Act of 1940, said Trustee, at the time and place set forth, did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of \$100,593.61, said Grantee being the highest and best bidder therefore.

NOW, THEREFORE, Trustee in consideration of the sum above mentioned bid and paid by the Grantee, the receipt whereof is hereby acknowledged by virtue of these premises, does grant and convey, but without warranty or covenants, expressed or implied, to said Grantee as joint tenants with right of survivorship, and their assigns, and the heirs and assigns of the survivor forever, all that certain property situate in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.M.

Section 7: Lot 7; Lot 8; E $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$.

EXCEPTING THEREFROM, any portion of State Highway 51 as it presently exists.

FURTHER EXCEPTING THEREFROM, any portion of the Eureka Nevada Railway or its successors and interests as it presently exists.

FURTHER EXCEPTING THEREFROM, all the oil and gas in the lands so patented, and to it or persons authorized by it, the right to prospect for, mine or remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stats. 509), reserving the Patent issued by the UNITED STATES OF AMERICA to LUCI I. QUAINANCE, recorded April 12, 1965 in Book 7 of Official Records at Page 139, Eureka County, Nevada.

TOGETHER WITH all 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.

TOGETHER WITH all water rights applied for, appropriated for, appurtenant to said lands or any portion thereof; all applications, proofs, permits, maps and certificates relating to such water and water rights; all

dams, ditches, diversions, licenses, easements, pipelines, structures, measuring devices, headgates, culverts, ponds and reservoirs; all easements, devices and controls used to apply such water and water rights to beneficial use and for the repair, cleaning, replacement and maintenance of any or all such facilities and improvements.

TO HAVE AND TO HOLD the property with the appurtenances to the Grantees as joint tenants with right of survivorship and not as tenants in common and their assigns, and the heirs and assigns of the survivor accordingly, forever.

SIGNED this 4 day of January, 1984.

W. Brett Hansen
W. BRETT HANSEN

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On January 4, 1984, personally appeared before me, a Notary Public, W. BRETT HANSEN, who acknowledged that he executed the above instrument.

Roseann Bowers
NOTARY PUBLIC



RECORDED AT REQUEST OF
Brett Hansen
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84 JAN 5 AM 11:27

OFFICIAL RECORDS
ELKO COUNTY, NEVADA
H.L. REDALLATI, RECORDER
FILE NO. 91759
FEE 7.00

VAUGHAN, HULL, COPENHAVER & HANSEN, LTD.
ATTORNEYS AND COUNSELORS
230 IDAHO STREET
ELKO, NEVADA 89801

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