

95696

DOCUMENTARY TRANSFER TAX \$ 24.00  
☐ 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:  
*Wilson & Barrows, Ltd.*  
SIGNATURE OF DECLARANT OR AGENT  
DETERMINING TAX-FIRM NAME

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 3rd day of August, 1984,  
by and between STEWART R. WILSON, of the City of Elko, County  
of Elko, State of Nevada, as Trustee as hereinafter stated,  
herein called Trustee, and EVERETT J. PHELPS and JEAN E. PHELPS,  
his wife, of Shingle Springs, California, herein called Grantees,

W I T N E S S E T H:

WHEREAS, JOHN H. CASHMAN, JR., by Deed of Trust and  
Assignment of Rents dated September 7, 1982, and recorded  
December 30, 1982 in Book 107, Official Records, page 262,  
as Document No. 86024, in the Office of the County Recorder  
of Eureka County, 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, a 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, there was filed for record on February 3, 1984,  
in the Office of the County Recorder of Eureka County, Nevada,  
a Notice of Breach and Election to Sell said property to satisfy  
the obligation secured by said Deed of Trust, which Notice was  
recorded in Book 121, Official Records, page 157, as Document  
No. 92739 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 Assignment of Rents and with the

WILSON AND BARROWS, LTD.  
ATTORNEYS AT LAW  
P. O. BOX 389  
ELKO, NEVADA 89801-0389

BOOK 127 PAGE 545

1.

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 published in the City of Eureka, 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 3rd day of August, 1984, at 10:00 a.m. of said day, at the Eureka County Court House, Eureka, County of Eureka, State of Nevada, and

WHEREAS, true and correct copies of said Notice were posted in three of the most public places in the Eureka Judicial Township in the County of Eureka, State of Nevada, in which said sale was noticed to take place, 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 did then and there at public auction sell the property hereinafter described to the said Grantees for the sum of ONE HUNDRED NINETY-NINE THOUSAND DOLLARS (\$199,000.00), said Grantees being the highest and best bidders therefor.

NOW, THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bid and paid by the Grantees 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 Grantees, all that certain property situate in the County of Eureka, State of Nevada, described as follows:

Township 23 North, Range 54 East, MDB&M

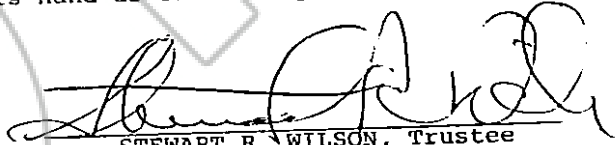
Section 20: S $\frac{1}{4}$

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH any and all water, water rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs and all other means for the diversion or use of waters appurtenant to the said property, or any part thereof, or used or enjoyed in connection therewith.

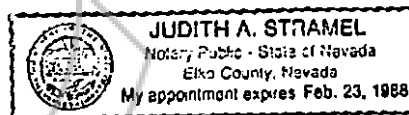
TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

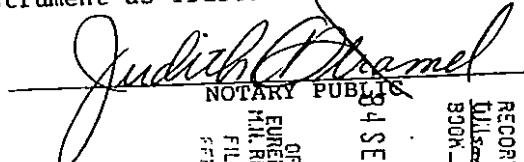
IN WITNESS WHEREOF, the said STEWART R. WILSON, as Trustee, has hereunto set his hand as of the day and year first hereinabove written.

  
STEWART R. WILSON, Trustee

STATE OF NEVADA,       )  
                                  ) SS.  
COUNTY OF ELKO.       )

On this 3rd day of August, 1984, personally appeared before me, a Notary Public, STEWART R. WILSON, who acknowledged that he executed the above instrument as Trustee.



  
NOTARY PUBLIC

WILSON AND BARROWS, LTD.  
ATTORNEYS AT LAW  
P. O. BOX 389  
ELKO, NEVADA 89601-0389

RECORDED AT REQUEST OF  
Elko & Barrows, Ltd.  
BOOK 127 PAGE 545  
SEP 12 10:32  
OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
MIL REBALEATI, RECORDER  
FILE NO. 95696  
FF \$ 7.00  
BOOK 127 PAGE 547