

96385

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 28th day of September, 1984, between FRONTIER TITLE COMPANY, a Nevada corporation, as Trustee as hereinafter stated, herein called Trustee, and JAMES E. ARNOLD and JOY F. ARNOLD, his wife, of 7819 Winding Way, Fair Oaks, CA 95628, herein called Grantee,

W I T N E S S E T H

KEVIN R. KELLY and CAROL D. KELLY, his wife, LEONARD GERSTEIN and OFFRA GERSTEIN, his wife, and JOAQUIN C. BALISTRERI and KATHERYN A. BALISTRERI, his wife, WHEREAS, GERSTEIN, his wife, and JOAQUIN C. BALISTRERI and KATHERYN A. BALISTRERI, his wife, by Deed of Trust dated September 10, 1982, and recorded October 1, 1982, in Book 105, Page 515, as Document No. 85494, 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 herein-after described, among other uses and purposes to secure the payment of three certain promissory notes 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 January 17, 1984 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 January 23, 1984, 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 120, Page 490, as Document No. 92536, 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 28th day of September, 1984, at the hour of 10:00 o'clock A.M. of said day, in the lobby of the office of Frontier Title Company, 445 Fifth 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 then and there at public auction sell the property hereinafter described to the said Grantee for the sum of Ten thousand and no/100ths----- Dollars (\$10,000.00*****), 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 13417-844

Documentary Transfer Tax \$ 11.00
☒ Computed on full value of property conveyed, or
☐ Computed on full value less liens and encumbrances remaining
on date of transfer.

Unit or parcel of property:

Frontier Title Company, Inc.
Signature of declarant or agency, date and
tax-firm name

PARCEL 1:

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

Section 17: E $\frac{1}{2}$

EXCEPTING THEREFROM all oil and gas in and under said land as reserved in Patent from the United States of America, recorded October 23, 1963, in Book 27, Page 57, Deed Records, Eureka County, Nevada.

PARCEL 2:

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

Section 17: W $\frac{1}{2}$

EXCEPTING THEREFROM all oil and gas in and under said land as reserved in Patent from the United States of America, recorded October 23, 1963, in Book 27, Page 56, Deed Records, Eureka County, Nevada.

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH all waters, water rights, rights to the use of water, dams, ditches, canals, pipelines, 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, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands.

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 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:

William A. Romeo, President

RECORDED AT REQUEST OF
Frontier Title Co.
BOOK 129 PAGE 250
NOV 12 1984

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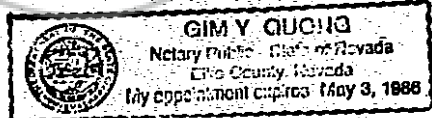
OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
MIN. REBAL. 66,385
FILE NO. 96,385
FTF \$ 6.00

STATE OF NEVADA)

ss.

COUNTY OF ELKO)

On this 28th day of September, 1984, personally appeared before me, a Notary Public, William A. Romeo, who acknowledged that he executed the above instrument on behalf of Frontier Title Company.



Gim Y Guo
Notary Public