

When recorded mail to:
FARMER'S HOME ADMINISTRATION

111 Checkler 2002 Idaho

Elko Fallon, NV 89406-81801

Attn: Barbara Tyler

Allen: William L. Brumley

115900

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 7th day of January, 1988, by and between McDONALD, CARANO, WILSON, BERGIN, FRANKOVICH & HICKS, now known as McDONALD, CARANO, WILSON, McCUNE, BERGIN, FRANKOVICH & HICKS, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and UNITED STATES OF AMERICA, Acting through the Farmers Home Administration, (herein called GRANTEE),

W I T N E S S E T H:

WHEREAS, by Deed of Trust dated September 15, 1975, and recorded December 8, 1975, as Document No. 60701, in Book 53, Page 229, of Official Records in the Office of the County Recorder of Eureka County, Nevada, JULIA MINOLETTI, a widow, did grant and convey the property herein described to THE FEDERAL LAND BANK OF BERKELEY, a corporation, Trustee, upon the Trusts therein expressed, to secure, among other obligations, payment of that certain Promissory Note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

WHEREAS, by Substitution of Trustee recorded May 19, 1987, in Book 156, Page 424, as Document No. 108111, Official Records of Eureka County, Nevada, FEDERAL LAND BANK OF SACRAMENTO (formerly FEDERAL LAND BANK OF BERKELEY), a corporation, Beneficiary under said Deed of Trust, substituted the law firm of McDONALD, CARANO, WILSON, BERGIN, FRANKOVICH & HICKS (now known as McDONALD, CARANO, WILSON, McCUNE, BERGIN, FRANKOVICH & HICKS) as Trustee under said Deed of Trust; and

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

WHEREAS, on May 7, 1987, the Owner of said Note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of said Breach and Default and of Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded on May 19, 1987, in Book 156, Page 426, as Document No. 108112, of Official Records in the Office of the County Recorder of Eureka County, Nevada; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and in compliance with the terms of said Deed of Trust and after the lapse of three (3) months, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested and pursuant to demand, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly therein and hereinafter described, said property being in the Eureka Township, County of Eureka, State of Nevada, and fixing the time of sale as October 27, 1987, at the hour of 11:00 o'clock A.M. and the place of said sale as the office of the law firm of McDONALD, CARANO, WILSON, McCUNE, BERGIN, FRANKOVICH & HICKS, 241 Ridge Street, Suite 440, Reno,

Nevada, and caused a copy of said Notice to be posted for not less than twenty (20) days before the date of sale therein fixed, in three public places in the City or Township of Eureka, Nevada, where said property is located, and in three places in the City of Reno, Nevada, where said property was to be sold; and said Trustee caused a copy of said Notice to be published once a week for three successive weeks before the date of sale in the Eureka Sentinel, Tonopah, Nevada, a newspaper of general circulation printed and published in the County in which said real property is situated, the dates of said publication being October 8, 1987, October 15, 1987, and October 22, 1987, and in the RENO GAZETTE-JOURNAL, a newspaper of general circulation printed and published in the County in which said real property was to be sold, the dates of said publication being October 6, 1987, October 13, 1987, and October 20, 1987; and,

WHEREAS, copies of said recorded Notice of Default and said Notice of Sale were mailed to all those who were entitled thereto in accordance with Section 107.090 of the Nevada Revised Statutes; and

WHEREAS, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

WHEREAS, at the time and place fixed as aforesaid, Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$60,000.00 paid in lawful money of the United States of America.

NOW, THEREFORE, Trustee in consideration of the premises recited and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, express or implied, all that certain property situate in the Eureka Township, County of Eureka, State of Nevada, described as follows:

TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B. 6M.

Section 21: Lots 1, 2, 7, 8, 9 and 16, excepting that portion of Lot 7, Lot 2 and Lot 16 of Section 21 which lies West of State Highway 51 as presently constructed.

Section 22: Lots 1 and 2.

TOGETHER WITH all appurtenances, water rights and rights of way, including all shares, of which Trustor has any interest, of the capital stock of any Water Company, the water represented by which stock is used on or is in anywise appurtenant to aforesaid premises.

IN WITNESS WHEREOF, said Trustee, has caused this Trustee's Deed Upon Sale to be executed the day and year first above written.

MCDONALD, CARANO, WILSON, McCUNE,
BERGIN, FRANKOVICH & HICKS

By 
Valerie N. Strandell

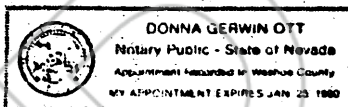
STATE OF NEVADA

SS.

COUNTY OF WASHOE

On this 7th day of January, 1988, personally appeared before me, a Notary Public in and for said County and State, VALERIE N. STRANDELL, ESQ., of the law firm of McDONALD, CARANO, WILSON, McCUNE, BERGIN, FRANKOVICH & HICKS, duly appointed Trustee under the Deed of Trust recorded December 8, 1975, Document No. 60701, Official Records of Eureka County, Nevada, who acknowledged that she executed this instrument freely and voluntarily and for the uses and purposes therein mentioned.

Notary Public



NEVADA ONLY

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

William L. Brewer

Farmers Home Administration
U. S. Department of Agriculture

RECORDED AT THE REQUEST OF
Farmers Home Administration
BOOK 172 OF 034

88 JAN 26 AM 1:35

OFFICIAL RECORDS
EUNING COUNTY, TEXAS
M. M. REE, CLERK
FILE NO. 115900
FEE \$ 7.00