

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 26th day of May, 1989, between FRONTIER TITLE COMPANY, a Nevada corporation, as Trustee as hereinafter stated, herein called Trustee, and J. DILLON KNUPP, a married man as his sole and separate property, at c/o Gary DiGrazia, Esq., Goicoechea & DiGrazia, Ltd., Bloha Building, Elko, Nevada 89801, herein called Grantee,

WITNESSETH

WHEREAS, JOSEPH JOHN BERRUETA and PATRICIA M. BERRUETA, Husband and Wife as Joint Tenants, by Deed of Trust dated March 6, 1981, and recorded March 6, 1981, in Book 92, Page 115, as Document No. 79112, 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(s) 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 November 30, 1988, the then Beneficiary, or holder of said note(s) did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on January 11, 1989, 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 193, Page 246, as Document No. 126108, 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 26th day of May, 1989, at the hour of 10 o'clock, A.M. of said day, in the front lobby 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 Soldier's and Sailors's Relief Act of 1940, said Trustee, at the time and place did postpone said sale to May 26, 1989 at 10:30 A.M. at the same location and did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of Twenty Thousand and 00/100 Dollars (\$20,000.00), said Grantee being the highest and best bidder therefore.

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:

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When Recorded Return To:  
Frontier Title Company  
Foreclosure Department

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

Section 26: E 1/2

Together with all right, title and interest in and to water rights appurtenant to said lands, particularly any and all right, title and interest by virtue of application Nos 19329 and 19999 for permission to appropriate the public waters of the State of Nevada, on file in the office of the State Engineer of Nevada.

TOGETHER WITH the 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.

RECORDED AT THE REQUEST OF

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Frontier Title Co  
JAN 26 P1:47

OFFICIAL RECORDS  
ELK COUNTY, NEVADA  
H.M. REBALEATI, RECORDER

FILE NO. 127950  
FEE \$60

Recording fee \$22.00  
[X] Computed on full value of property conveyed; or  
[ ] Computed on full value less liens and encumbrances existing  
thereon at time of transfer.

Under penalty of perjury

Linda M. Ybarzabal  
Signature of deponent of  
Frontier Title Company  
Firm Name  
agent determining fee

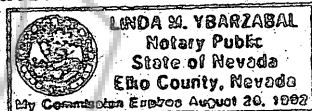
IN WITNESS WHEREOF the said FRONTIER TITLE COMPANY, as Trustee,  
has this day caused its corporate name to hereunto affixed by its  
President thereunto duly authorized by resolution of its Board of  
Directors.

FRONTIER TITLE COMPANY

BY: William A. Romeo, President

STATE OF NEVADA )  
ss.  
COUNTY OF ELKO )

On this 22nd day of June, 1989, personally appeared  
before me, a Notary Public, William A. Romeo, President, who  
acknowledged that he executed the above instrument on behalf of  
Frontier Title Company.



Linda M. Ybarzabal  
Notary Public  
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