

When recorded mail to:
VALERIE N. STRANDELL
P. O. Box 2670
Reno, NV. 89505

R.P.T.T.: None

Tax Statements:
Federal Land Bank
Association of Utah
P. O. Box 360
Orem, Utah 84057
Attn: LaMar R. Barrington

DUPLICATE FOR RECORDING
IN EACH OF THE COUNTIES
IN WHICH THE PROPERTY
DESCRIBED IS SITUATED

127958

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 20th day of June, 1989, by and between the law firm of McDONALD, CARANO, WILSON, McCUNE, BERGIN, FRANKOVICH & HICKS, a partnership, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and WESTERN FARM CREDIT BANK, a corporation, formerly known as Federal Land Bank of Sacramento (herein called GRANTEE),

W I T N E S S E T H:

WHEREAS, by Deed of Trust dated October 5, 1981, and recorded November 5, 1981, as Document No. 82398, in Book 99, Page 197, of Official Records in the Office of the County Recorder of Eureka County, Nevada, and recorded November 5, 1981, as Document No. 109962, in Book 205, Page 305, of Official Records of Lander County, Nevada, GARY F. SPROUSE and KATHRYN SPROUSE, his wife, and DONALD C. HATCH and CHERYL J. HATCH, his wife, did grant and convey the property herein described to FEDERAL LAND BANK OF SACRAMENTO, a corporation, now known as WESTERN FARM CREDIT BANK, a corporation, upon the Trusts therein expressed, to secure, among other obligations, payment of that certain Promissory Note recited therein and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

WHEREAS, by Substitution of Trustee recorded December 29, 1988, as Document No. 125869, in Book 192, Page 508, of Official Records of Eureka County, Nevada, and recorded as Document No. 158114, in Book 326, Page 002, of Official Records of Lander County, Nevada, FEDERAL LAND BANK OF SACRAMENTO, a corporation, now known as WESTERN FARM CREDIT BANK, a corporation, Beneficiary under said Deed of Trust, substituted the law firm of McDONALD, CARANO, WILSON, McCUNE, BERGIN, FRANKOVICH & HICKS, a partnership, 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 December 15, 1988, 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 December 29, 1988, as Document No. 125870 in Book 192, at Page 510, of Official Records in the Office of the County Recorder of Eureka County, Nevada, and recorded December 29, 1988, as Document No. 158115, in Book 326, Page 004, of Official Records in the Office of the County Recorder of Lander County, Nevada; and

McDONALD CARANO WILSON McCUNE
BERGIN FRANKOVICH & HICKS
ATTORNEYS AT LAW
RENO, NEVADA 89505 2670

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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 the Austin Township, County of Lander, State of Nevada, fixing the time of sale as June 14, 1989, at the hour of 10:00 o'clock A.M. and the place of said sale as 241 Ridge Street, 4th Floor, Reno, Nevada 89501, 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 and the City of Township of Austin, where said property is located, and in three places in the City of Reno, 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 following newspapers of general circulation printed and published in the County in which said real property is situated, on the dates set forth below:

EUREKA SENTINEL (Eureka County)	May 25, 1989 June 1, 1989 June 8, 1989
BATTLE MOUNTAIN BUGLE (Lander County)	May 23, 1989 May 30, 1989 June 6, 1989

and published once a week for three successive weeks before the date of sale 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 May 16, 1989, May 23, 1989, and May 30, 1989; 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, on June 14, 1989, at 10:00 A.M. said public sale was postponed to June 15, 1989, at 10:00 A.M. at 241 Ridge Street, 4th Floor, Reno, Nevada 89501; 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 \$73,709.59 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 Township of Eureka, County of Eureka, State of Nevada, and in the Township of Austin, County of Lander, State of Nevada, described as follows:

PARCEL NO. 6
(Eureka County, Nevada)

TOWNSHIP 22 North, Range 48 East, MDB&M.

Section 21: Northwest Quarter of the Southwest Quarter.

PARCEL NO. 7
(Lander County, Nevada)

TOWNSHIP 22 North, Range 47 East, MDB&M.

Section 12: South half of the Northwest Quarter.

PARCEL NO. 8
(Lander County)

Township 22N., Range 48E.

Section 17: Northwest Quarter of the Southeast Quarter.

EXCEPTING THEREFROM the above parcels an undivided one-half interest in and to all petroleum, oil, natural gas or other hydro-carbon substances, and any and all other mineral, minerals, or mineral rights, in, upon, or under said lands owned or possessed by the First Party, together with the right to enter on said land to prospect for, recover and remove the same as reserved in Deed from PETE ETCHEVERRY, a widower, to FILBERT ETCHEVERRY and MICHEL ETCHEVERRY, a Co-Partnership doing business under the firm name and style of EUREKA LIVESTOCK COMPANY, recorded April 30, 1965, in Book 7, of Official Records, at Page 260, Lander County, Nevada.

TOGETHER WITH all of Grantors' existing and future rights, however evidenced, to the use of water for irrigating said lands and for domestic and stock watering uses, including ditches, laterals, conduits, and rights of way used to convey such water or to drain said land, all of which rights are hereby made appurtenant to said land, and all pumping plants now or hereafter used in connection therewith, and all wind machines used on said land, which pumping plants and wind machines are hereby declared to be fixtures; all grazing leases, permits, and licenses used with said land; all tenements, hereditaments, easements, rights of way, and appurtenances to said land, and the rents, issues and profits thereof.

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

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MCDONALD, CARANT, WILSON, McCUNE
BERNARD, FRANKOVICH & HICKS
ATTORNEYS AT LAW
P.O. BOX 99505 LAS VEGAS, NV 89105

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Trustee's Deed Upon Sale to be executed the day and year first
above written.

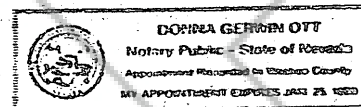
MCDONALD, CARANO, WILSON, McCUNE,
BERGIN, FRANKOVICH & HICKS

By Valerie N. Strandell

STATE OF NEVADA)
: ss.
COUNTY OF WASHOE)

On this 27th day of June, 1989, 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, a partnership, duly
appointed Trustee under the Deed of Trust recorded November 5,
1981, Document No. 82398, Official Records of Eureka County,
Nevada, and recorded November 5, 1981, Document No. 109962,
Official Records of Lander County, Nevada, who acknowledged that
she executed this instrument freely and voluntarily and for the
uses and purposes therein mentioned.

Donna Gerwyn Ott
Notary Public



RECORDED AT THE REQUEST OF
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Frontier Title Co -
89 JUN 27 P1 30

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.M. PEBALL ATT. RECORDER
FILE NO. 127958

MCDONALD, CARANO, WILSON, McCUNE,
BERGIN, FRANKOVICH & HICKS
ATTORNEYS AT LAW
RENO, NEVADA 89505-2670

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