

When Recorded Return to:
Farmer's Home Administration
2002 Idaho Street
Elko, Nevada 89801
Attn: Clare

136858

FCL42655-EU

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 7th day of June, 1991, between STEWART TITLE OF NORTHEASTERN NEVADA dba FRONTIER TITLE COMPANY, a Nevada corporation, as Trustee as hereinafter stated, herein called Trustee, and THE UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE, a Government Agency, with an address of 2002 Idaho Street, Elko, Nevada 89801 herein called Grantee,

WITNESSETH

WHEREAS, RONALD W. BLEHM and GLADYS A. BLEHM, Husband and Wife, by Deed of Trust dated April 24, 1980, and recorded May 5, 1980, in Book 80, Page 277, as Document No. 73151, 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 a 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 July 19, 1990, 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 July 30, 1990, 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 212, Page 122, as Document No. 132998, 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, and in The Elko Daily Free Press, a newspaper of general circulation printed and published in Elko County, Nevada, in which said sale was noticed to take place, Notice of

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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 7th day of June, 1991, at the hour of Ten 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 then and there at public auction sell the property hereinafter described to the said Grantee for the sum of One Hundred and Ten Thousand, Five Hundred, Eighty-One Dollars & 73/100 (\$110,581.73), 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:

PARCEL 1:

TOWNSHIP 21-1/2 NORTH, RANGE 54 EAST, M.D.B.&M.
Section 32: NW 1/4

EXCEPTING THEREFROM, all oil, gas, potash and sodium as reserved in Patents executed by the UNITED STATES OF AMERICA, recorded January 31, 1964, in Book 2, Page 400, Official Records, Eureka County, Nevada.

PARCEL 2:

TOWNSHIP 22 NORTH, RANGE 54 EAST, M.D.B.&M.
Section 33: W 1/2

EXCEPTING THEREFROM, all of the coal and other valuable minerals, and all fissionable materials as reserved in Patent from the UNITED STATES OF AMERICA and recorded on March 18, 1954, in Book 24, Page 313, Deed Records, Eureka County, Nevada.

TOGETHER WITH the right to divert 1160 acre-feet of underground water from two wells located on the above described land for the irrigation of 290 acres of said land, as evidenced by Certificate Nos. 6545 and 9171 (Application Nos. 20046 and 28561), issued by the Division of Water Resources.

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.

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

STEWART TITLE OF NORTHEASTERN NEVADA, a
Nevada corporation dba
FRONTIER TITLE COMPANY

By: Colleen M. Memeo
Colleen M. Memeo, Vice President

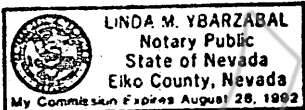
STATE OF NEVADA)
ss.
COUNTY OF ELKO)

On this 10th day of June, 1991, personally appeared before me, a Notary Public, Colleen M. Memeo, Vice President, who acknowledged that he executed the above instrument on behalf of Frontier Title Company.

Linda M. Ybarzabal
Notary Public

APN 07-140-24

BOOK 223 PAGE 114
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Frontier Title
91 JUN 11 P2:06



EUREKA COUNTY, NEVADA
M.N. REBALEATH, RECORDER
FILE NO. 136858
FEES 7.00

BOOK 223 PAGE 116

DECLARATION OF VALUE

Recording Date 6/11/91 Book 223 Page 114 Instrument # 136858

Full Value of Property Interest Conveyed \$ _____

Less Assumed Liens & Encumbrances - _____

Taxable Value (NRS 375.010, Section 4) \$ 110,581.73 *

Real Property Transfer Tax Due \$ 113.85

If exempt, state reason. NRS 375.090, Section _____ Explain:

* Based on successful bid At Foreclosure Sale plus fee of Trustee.

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Signature of Declarant _____

Name (Please Print) _____

Address _____

City _____ State _____ Zip _____

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

Signature of Declarant _____

Colleen M. Menes

Name (Please Print) _____

FCL 41655-EU

Escrow Number _____

Frontier Title Co.

Firm Name _____

445 Fifth St.

Address _____

Elko, NV. 89801

City _____ State _____ Zip _____

Tax paid for the above transfer on 6/11 19 91.
per NRS 375.030, Section 3.

Mike Kelen

Signature of Recorder or Representative.