

ASSIGNMENT OF DEED OF TRUST

For value received, and in compliance with that certain

Order Settling Account and Making Final Distribution entered in the

Third Judicial District Court of the State of Nevada, in and for

the County of Churchill, in Case No. 20764 entitled "In the Matter

of the Estate of WILLIAM JOHN MARTIN, Deceased," a certified copy

of which is attached hereto as Exhibit A. and incorporated by

reference herein, the undersigned hereby sells, assigns, transfers

and conveys to PATRICIA J. WARD, a married woman, as her sole and

separate property, of 530 South Taylor Street, Fallon, Nevada,

89406, and to her heirs and assigns forever, all of the right,

title and interest of WILLIAM JOHN MARTIN, deceased, and all of the

undersigneds' right, title and interest as a result of her

appointment as Executrix of the estate of WILLIAM JOHN MARTIN,

deceased, in and to that certain Promissory Note, dated December

15, 1986, by and between ERNEST W. TAYLOR and DONNA TAYLOR, husband

and wife, as Debtors, and GORDON D. HYBARGER and LYNN HYBARGER,

husband and wife, and RONALD P. HYBARGER aka RONALD HYBARGER and

WILLIAM J. MARTIN and BARBARA J. MARTIN, husband and wife, as

Holders, and secured by Deed of Trust of even date therewith, and

regarding that certain lot, piece or parcel of land situate in the

County of Eureka, State of Nevada, more particularly described as

follows, to-wit:

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

Section 29: Parcel No. 2 of Lot 9, as shown on Parcel
Map and Record of Survey filed in the Office of the
Eureka County Recorder on August 29, 1979, as File No.
69399.

JOHN S. HILL

Attorney at Law

85 South Laverne Street
Fallon, Nevada 89406

702/423-7088

1 TOGETHER WITH five (5) shares (equaling 20 acre feet)
2 of water per year as per well permit #25597, certificate
3 7562.

4 EXCEPTING THEREFROM, all the oil and gas in said land as
5 reserved in Patent from the United States of America,
6 recorded March 21, 1966, in Book 10, Page 205, of
7 Official Records, Eureka County, Nevada.

8 and all the beneficial interest in and to said Promissory Note
9 secured by Deed of Trust.

10 IN WITNESS WHEREOF, I have hereunto set my hand this
11 2nd day of March, 1997.

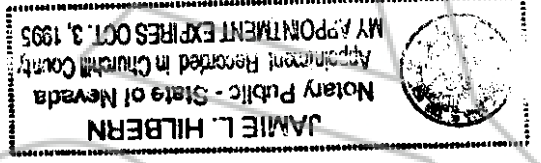
12 Patricia J. Ward
13 EXECUTRIX of the Estate of:
14 WILLIAM JOHN MARTIN, Deceased

15 STATE OF NEVADA)
16 : ss.)
17 County of Churchill)

18 On this 2nd day of March, 1997, before me,

19 the undersigned, a Notary Public in and for the County and State
20 aforesaid, personally appeared PATRICIA J. WARD, known to me to be
21 the person described in and who executed the foregoing instrument,
22 and who acknowledged to me that she is the duly appointed Executrix
23 of the estate of WILLIAM JOHN MARTIN, Deceased, and as such, is
24 duly authorized to execute the foregoing instrument for and on
25 behalf of said estate, and that she executed the same freely and
26 voluntarily and for the uses and purposes therein mentioned.
27 IN WITNESS WHEREOF, I hereunto set my hand and affix my
28 official seal the day and year first above-written.

29 James S. Hill
30 NOTARY PUBLIC



31 JOHN S. HILL
32 Attorney at Law

33 85 South Laverne Street
34 Fallon, Nevada 89406
35 702/423-7088

FILED

93 MAR -2 A9:31

RUBY ANDERSON
COUNTY CLERK
BY CLAUDIA BECKSTRAND
DEPUTY

IN THE THIRD JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF CHURCHILL

IN THE MATTER OF THE ESTATE OF:

WILLIAM JOHN MARTIN,

Deceased.

ORDER SETTLING ACCOUNT
AND
MAKING FINAL DISTRIBUTION

PATRICIA J. WARD, Executrix of the estate of WILLIAM JOHN

MARTIN, deceased, having rendered and filed on the 4th day of

January, 1993, her first and final Account, Report

of Administration, Petition for Distribution, and Application for

Order Authorizing Payment of Attorney's Fees and Costs, and the

said account and petition having come on regularly to be heard this

and day of March, 1993, and proof having been made to

the satisfaction of the Court that Notice of Settlement of said

account and hearing on the Petition for Distribution and for

attorney's fees and costs has been given in the manner and for the

time required by law, the Court finds:

1. That said account is in all respects true and

correct.

2. That due and legal notice to creditors of said

estate has been given in the manner and for the time required by

law.

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Attorney at Law

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1 3. That all claims and debts against said decedent and
2 against said estate, and all debts, expenses and charges of
3 administration have been fully paid and discharged, and there are
4 no federal estate taxes due from the estate or personal property
5 taxes due and payable the estate, and that said estate is ready for
6 distribution and now in a condition to be closed.

7 4. That the whole of said estate was the separate
8 property interest of decedent.

9 5. That JOHN S. HILL, Attorney at Law, has performed
10 services in connection with the administration of this estate, for
11 which services the Executrix of the estate has agreed to pay from
12 the assets of the estate a fee of \$1,437.50, the sum of \$750.00
13 having been previously paid; that the Executrix should be
14 authorized and directed to pay to said attorney the difference in
15 the amount of \$687.50;

16 6. That said attorney has expended fees in the
17 administration of this estate in the total amount of \$502.95; and
18 that the Executrix should be authorized and directed to reimburse
19 said attorney in the amount of \$502.95, together with any further
20 closing costs that may accrue;

21 7. That the Executrix of this estate received a refund
22 resulting from a mortgage insurance policy maintained by the
23 decedent and his surviving spouse, BARBARA MARTIN, in the amount
24 of \$6,404.41; that the Executrix proposes to pay said sum over to
25 BARBARA MARTIN, the remaining joint tenant on the mobile home
26 serving as security for said mortgage; that this Court should
27 authorize and direct the Executrix to pay to BARBARA MARTIN, of
28

///

1 2000 Auction Road, Space No. 2, Fallon, Nevada, the sum of \$6,404.41, as and for said mortgage insurance refund;

3 8. That the Executrix of this estate desires to enter into a new Lease Agreement with HALCYON COMMUNICATIONS and regarding the property of the decedent located in Eureka, Nevada, upon certain terms and conditions as contained in the proposed Lease Agreement; that this Court should ratify, approve, adopt and confirm said Lease Agreement and authorize and direct the Executrix to execute the same;

10 9. That in accordance with the terms of the Last Will

11 and Testament of the decedent and First Codicil thereto, the real property located on South Maine Street, in Churchill County, Nevada, should be distributed, in equal shares, to ANTHONY C. MARTIN, of 2000 Auction Road, Space No. 1, Fallon, Nevada, 89406, and PATRICIA J. WARD, of 530 North Taylor Street, Fallon, Nevada, 89406, and the rest, residue and remainder of the estate assets, after payment of costs and fees incurred in administration of the same, should be distributed in accordance with said Will and Codicil thereto, to PATRICIA J. WARD, of 530 North Taylor Street, Fallon, Nevada, 89406;

21 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

23 1. That the First and Final Account, Report of Administration, Petition for Distribution, and Application for Order Authorizing Payment of Attorney's Fees and Costs be, and the same is hereby approved, allowed and settled, and that the facts, accounts and matters alleged and reported therein are a true, complete and correct record of the administration of said estate.

1 That the Executrix be, and hereby is, authorized
2 and directed to pay to JOHN S. HILL, Attorney at Law, 85 South
3 Laverne Street, Fallon, Nevada, the sum of \$687.50, as and for
4 attorney's fees incurred for legal services rendered in this
5 matter.

6 3. That the Executrix be, and she is hereby, authorized
7 and directed to pay to JOHN S. HILL, Attorney at Law, 85 South
8 Laverne Street, Fallon, Nevada, the sum of \$502.95, as and for his
9 expended costs of administration, together with any closing costs.

10 4. That the Executrix be, and she is hereby, authorized
11 and directed to execute the Lease Agreement with HALCYON
12 COMMUNICATIONS regarding the real property of the decedent located
13 in Eureka, Nevada;

14 5. That the Executrix be, and she is hereby, authorized
15 and directed to pay to BARBARA MARTIN, of 2000 Auction Road, Space
16 No. 2., Fallon, Nevada, 89406, the sum of \$6,404.41, as and for the
17 mortgage insurance refund;

18 6. That after payment by the Executrix of the above
19 sums for reimbursement of expended costs and attorney's fees and
20 costs and mortgage insurance refund as aforesaid, that said
21 Executrix shall deliver and set over the real property situate on
22 South Maine Street in Churchill County, Nevada, known as Assessor's
23 Parcel No. 07-752-18, in equal shares, to ANTHONY C. MARTIN, of
24 2000 Auction Road, Space No. 1, Fallon, Nevada, 89406, and PATRICIA
25 J. WARD, of 530 North Taylor Street, Fallon, Nevada, 89406;

26 7. That after payment by the Executrix of the above
27 sums for reimbursement of expended costs and attorney's fees and
28 costs, mortgage insurance refund, and distribution of the South

JOHN S. HILL

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Attorney at Law

85 South Laverne Street
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1 Maine Street property as aforesaid, that said Executrix shall
2 deliver and set over all of the rest, residue and remainder of said
3 estate to PATRICIA J. WARD, of 530 North Taylor Street, Fallon,
4 Nevada, 89406.
5 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon
6 filing of appropriate receipts, that said Executrix shall be
7 discharged of her trust, and that said estate shall be closed.
8 DATED AND DONE: This 2nd day of March, 1993.

2nd DISTRICT JUDGE

CERTIFIED COPY

The document to which this certificate is
attached is a full, true and correct copy of
the original on file in my office.

March 2, 1993

District Clerk and
Recorder of the District
Court of the State of Nevada, in and
for Churchill County.
By [Signature] Deputy

BOOK 246 PAGE 117
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
JOHN S. HILL
93 MAR-9 AM 52

EUREKA COUNTY, NEVADA
M.N. REBALLET, RECORDER
FILE NO. 11.00
144870

JOHN S. HILL

Attorney at Law

85 South Laverne Street
Fallon, Nevada 89406
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BOOK 246 PAGE 123

DECLARATION OF VALUE

GRANTOR ESTATE OF WILLIAM JOHN MARTIN PATRICIA J. WARD		PROPERTY DESCRIPTION OR ADDRESS	
GRANTEE	RECORDING DATE 3/9/93	SECTION	TOWNSHIP
ASSESSORS PARCEL NUMBER FILE	144870	RANGE	

Full value of property interest conveyed
less assumed liens & encumbrance
Taxable value (N.R.S. 375.010, Sec 4)
Real property transfer tax
If exempt, state reason by N.R.S. 375.090

SALES PRICE

DOWN PAY

DEED OF TRUST 1st

2nd

INTEREST RATE 1st

2nd

TERMS

SOLD BY OWNER

REALTOR

FINANCING: OWNER

OTHER

ARE GRANTEE & GRANTOR RELATIVES? no

UNDER PENALTY OF PERJURY, I HEREBY DECLARE
THE ABOVE STATEMENTS ARE CORRECT TO THE
BEST OF MY KNOWLEDGE

INDIVIDUAL

ESCROW HOLDER

Signature of Individual John S. Hill
by Anne Hill

Name-Please print
JOHN S. HILL

Attorney At Law

Address South Laverne Street

Fallon, Nevada 89406

City State Zip Firm Name

Address

City State Zip

Signature of Recorder or Representative
Ann Hill