

**TRUSTEE'S DEED UPON SALE**

No. 93-14-6129 FCL

This Indenture, made this 22nd day of November, 1993, between

**Old Republic Title Company of Nevada**

a Nevada corporation, as Trustee as hereinafter stated, herein called Trustee, and BEN JAFFEY AND ROSE JAFFEY, now

as ROSE JAFFEY, a widow

herein called Grantee, WITNESSETH:

WHEREAS, LUCILLE M. O'BRIEN, an unmarried woman and KEVIN R. O'BRIEN, a single man

by Deed of Trust dated February 21, 1990, and recorded APRIL 17, 1990

in Book 209 PAGE 453 of Official Records, as Document No. 132129 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 one certain promissory note principal 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 June 8, 1993

the then Beneficiary, or holder of said note did execute and deliver

to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on July 23, 1993

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 249 Page 377 as Document No. 145974 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

EUREKA SENTINEL

, a newspaper of general circulation

printed and published in the City of Las Vegas, 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 22nd day of November, 1993 at the hour of 10:00 o'clock A.M. of said day, at the main

entrance of Old Republic Title Company of Nevada, 1830 E. Sahara Avenue, in the City of Las Vegas, County of Clark, State of Nevada, and,

WHEREAS, three true and correct copies of said Notice were posted in three of the most public places in the County of Clark, State of Nevada,

in which said sale was noticed to take place, and where the property is to be sold for not less than twenty days before the date of sale therein fixed,

and,

WHEREAS, compliance having been made with all 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 Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place

alforesaid did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of Nineteen thousand

one hundred ninety and

73/100 Dollars (\$ 19,190.73), said Grantee being the highest and best bidder therefore.

NOW THEREFORE, Trustee in consideration of the premises recited and 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

ROSE JAFFEY, a widow

all that certain property situate in the County of EUREKA

State of Nevada, described as follows:

The North Half (N1/2) of the Northwest Quarter (NW1/4) of Section One, Township

30 North, Range 48 East, M.D.B. & M., EUREKA COUNTY, NEVADA.

APN: 5-170-06

EU-46183

1830 E. Sahara Avenue, Suite 120  
Las Vegas, NV 89104  
Att'ny Ann M. Denton  
RPTT \$35.35

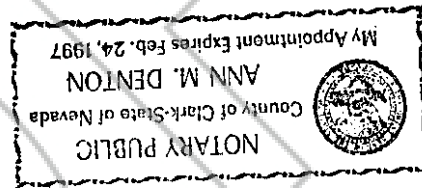
149712

EUREKA COUNTY, NEVADA  
M.N. REBALANCE RECORDER  
FILE NO. 149712  
FEE \$ 800

93 DEC -8 A9:05

RECORDED AT THE REQUEST OF  
OFFICIAL RECORDS  
PAGE 481 BOOK 262  
Stewart Title Co.

RECORDING REQUESTED BY  
**Old Republic Title Company**  
of Nevada  
AND WHEN RECORDED MAIL TO  
Rose Jaffey  
4944 Vivaldi Drive  
Las Vegas, Nevada 89102



Signed Ann M. Denton  
Notary Public

who acknowledged that they executed the above instrument

Known to me to be the person whose name is subscribed

On this 22nd day of November, 1993, personally appeared before me, a Notary Public,  
William L. Rohrbaugh, Sr. Vice President

STATE OF NEVADA  
County of Clark } ss.

BY: William L. Rohrbaugh, Sr. Vice President

Old Republic Title Company of Nevada, TRUSTEE aforesaid

TOGETHER WITH all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise.  
IN WITNESS WHEREOF the said Old Republic Title Company of Nevada, as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Sr. Vice President  
resolution of its Board of Directors.  
thereunto duly authorized by

CLARK COUNTY, NEVADA  
DECLARATION OF VALUE

Recording Date 12/8/93 Book 262 Page 481 Instrument # 149712

Full Value of Property Interest Conveyed \$ 19,907.3  
 Less Assumed Liens & Encumbrances -  
 Taxable Value (NRS 375.010, Section 4) \$ 19,907.3  
 Real Property Transfer Tax Due \$ 25.35

If exempt, state reason. NRS 375.090, Section 4. Explain: \_\_\_\_\_

Escrow Holder only: Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

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.

INDIVIDUAL  
 Signature of Declarant [Signature]  
 Name (Please Print) Ann M. Denton  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

ESCROW HOLDER  
 Signature of Declarant [Signature]  
 Name (Please Print) Ann M. Denton  
 Escrow Number 93-14-6129 fcl  
 Firm Name Old Republic Title  
 Address 1830 E. Sahara # 120  
 City Las Vegas, NV State \_\_\_\_\_ Zip 89104

Tax paid for the above transfer on Dec. 8, 19 93, per NRS 375.030, Section 3.

Signature of Recorder or Representative [Signature]