

When Recorded Return to:
Mr. and Mrs. Gary L. Hall
245 North Fayette Drive
Fayetteville, GA 30214

152614

TRUSTEE'S DEED UPON SALE

FCL 45797-EU

THIS INDENTURE, made this 10th day of December, 1993, between
STEWART TITLE OF NORTHEASTERN NEVADA, a Nevada corporation dba
FRONTIER TITLE COMPANY, as Trustee as hereinafter stated, herein called Trustee
and GARY L. HALL and JONILYNN SEPERT-HALL, Husband and Wife as joint
Tenants, herein called Grantee,

W I T N E S S E T H:

WHEREAS, CLYANT A. LOWREY by Deed of Trust dated May 10, 1991 and
recorded June 10, 1991, in Book 223, Page 108, as Document No. 436857, Official
Records, in the Office of the County Recorder of Eureka County, State of Nevada, and
re-recorded June 27, 1991, in Book 223, Page 548, as Document No. 137205, 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 May 11, 1993, 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 June 24, 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 248, Page 236, as Document
No. 145757, 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 more that 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 provision of said Deed of Trust sell the property therein and herein described at

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public auction to the highest bidder for cash in lawful money of the United States on the 10th day of December, 1993 at the hour of 10:00 A.M. of said day, in the front lobby of the Stewart Title of Northeastern Nevada dba Frontier Title Company office located at 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 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 Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place did then and there at public auction sell the property hereinafter described to said Grantee for the sum of FIFTEEN THOUSAND, NINE HUNDRED, FORTY-ONE & 43/100 Dollars (\$15,941.43), said Grantee being the highest and best bidder therefore.

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned 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, expressed or implied, unto said Grantee, all that certain property situate in the County of Eureka, State of Nevada, described as follows:

Parcel B, as shown on the amended parcel map for Gary and Jonilynn Hall, recorded June 3, 1988, in the Official Records of Eureka County, State of Nevada, as File No. 118810, a portion of Lot 1, Parcel A, of the Large Division Map of the E 1/2, Section 17, Township 20 North, Range 53 East, M.D.B.&M.

TOGETHER WITH the improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF the said STEWART TITLE OF NORTHEASTERN NEVADA, a Nevada corporation dba FRONTIER TITLE COMPANY, as Trustee, has this day caused its corporate name to be 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

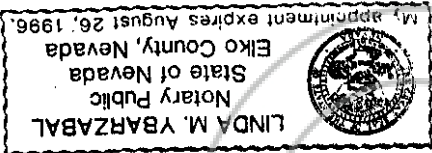
By: *Colleen M. Memeo*

Colleen M. Memeo,
Vice President

) STATE OF NEVADA
) ss.
) COUNTY OF ELKO

On this 10th day of December, 1993, there personally appeared before me, a Notary Public, Colleen M. Memeo, Vice President, who acknowledged that she executed the above instrument on behalf of STEWART TITLE OF NORTHEASTERN NEVADA, a Nevada corporation dba FRONTIER TITLE COMPANY.

Colleen M. Memeo
Notary Public



APN 7-396-21

BOOK 269 PAGE 115
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title of Northeastern Nv.
94 MAY 20 P1:09

EUREKA COUNTY, NEVADA
M.N. REBALAATI, RECORDER
FILE NO. *152614*
FEE \$900-

BOOK 269 PAGE 117

DECLARATION OF VALUE

Recording Date 5/20/94 Book 267 Page 115 Instrument # 152614

\$	_____	Full Value of Property Interest Conveyed
\$	_____	Less Assumed Liens & Encumbrances
\$	<u>15,941.43 **</u>	Taxable Value (NRS 375.010, Section 4)
\$	<u>2080</u>	Real Property Transfer Tax Due

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

**Based on successful bid at Trustee's Sale plus costs of the Trustee

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. MEMEO

Name (Please Print) _____

45797-EV

Escrow Number _____

Frontier Title Company

Firm Name _____

445 Fifth Street

Address _____

Elko, Nevada 89801

City _____ State _____ Zip _____

Tax paid for the above transfer on _____ per NRS 375.030, Section 3.

May 20, 1994

Signature of Recorder or Representative _____

Blaine Sturgis - Deputy