

157161

THIS DOCUMENT IS EXECUTED IN DUPLICATE FOR RECORDING IN EACH OF EUREKA AND NYE COUNTIES, NEVADA, IN WHICH THE SUBJECT PROPERTY IS LOCATED.

FCL 45230

When Recorded Return to: Intermountain Federal Land Bank Assoc.

Attn: Grant Bodily

P.O. Box 20727

Reno, NV 89515-0727

TRUSTEES DEED UPON SALE

THIS INDENTURE, made this 27th day of January, 1995, between STEWART TITLE OF NORTHEASTERN NEVADA, a Nevada corporation, as Trustee as hereinafter stated, herein called Trustee and INTERMOUNTAIN FEDERAL LAND BANK ASSOCIATION FLCA, herein called Grantee,

W I T N E S S E T H:

WHEREAS, D.V. CORPORATION by Deed of Trust dated August 17, 1976 and

recorded November 3, 1976, in Book 57, Page 204, as Document No. 62400, Official

Records, in the Office of the County Recorder of Eureka County, State of Nevada; and

recorded November 3, 1976, in Book 197, Page 437, as Document No. 56024, Official

Records, in the Office of the County Recorder of Nye 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 January 5, 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 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 January 12, 1993, in Book 243, Page 252, as

Document No. 143560, of Official Records, in the Office of the County Recorder of

Eureka County, State of Nevada; and recorded January 14, 1993, as Document No.

324991, Official Records, in the Office of the County Recorder of Nye County, State of

Nevada; 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 than twenty (20) days before the date of sale therein fixed in the Eureka Sentinel, a newspaper of general circulation printed and published in the County of Eureka, State of Nevada; and the Tonopah Times-Bonanza, a newspaper of general circulation printed and published in the County of Nye, 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 public auction to the highest bidder for cash in lawful money of the United States on the 27th day of January, 1995 at the hour of 10:00 A.M. of said day, in the front lobby of the Stewart Title of Northeastern Nevada 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 and the Tonopah Judicial Township in the County of Nye, 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 THREE HUNDRED THIRTY-SIX THOUSAND, SIXTY-ONE & 86/100 Dollars (\$336,061.86), 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 Counties of Eureka and Nye, State of Nevada, described as follows:

PARCEL 1:

TOWNSHIP 14 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 2: SW1/4 NW1/4
Section 3: S1/2 NE1/4; S1/2 NW1/4 and Lots 3 and 4;
Section 4: Lot 1 and SE1/4 NE1/4

TOWNSHIP 15 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 28: W1/2 SE1/4;
Section 33: S1/2 NE1/4; NW1/4 NE1/4; E1/2 SE1/4;

EXCEPTING THEREFROM all coal and other minerals lying in and under said land as reserved by the United States of America in Patent recorded December 29, 1967, in Book 84, Page 252, Official Records, Nye County, Nevada.

PARCEL 2:

TOWNSHIP 15 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 4: Lots 1 and 2; S1/2 NE1/4; SE1/4;

EXCEPTING THEREFROM all oil and gas lying in and under said land as reserved by the United States of America in Patent recorded October 25, 1965, in Book 9, Page 13, Official Records, Eureka County, Nevada.

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, a Nevada corporation, as Trustee, has this day caused its corporate name to be herunto affixed by its Vice President thereunto duly authorized by resolution of its Board of Directors.

STEWART TITLE OF NORTHEASTERN NEVADA, a Nevada corporation

BY: Colleen M. Memeo
Vice President

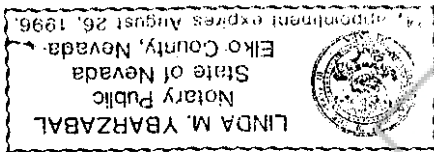
STATE OF NEVADA

COUNTY OF ELKO

)
) ss.
)

On this 27th day of January, 1995, 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.

Colleen M. Memeo
Notary Public



BOOK 281 PAGE 129
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
95 FEB 15 PM 12:38

EUREKA COUNTY NEVADA
M.N. REBAL EATI, RECORDER
FEE\$ 10.00

BOOK 281 PAGE 132

Nye County
APN 09-211-03 & 09-201-01

Eureka County
APN 8-350-01

Eureka

DECLARATION OF VALUE

Recording Date 2/15/95 Book 881 Page 129 Instrument # 157161

Full Value of Property Interest Conveyed \$

Less Assumed Liens & Encumbrances

Taxable Value (NRS 375.010, Section 4) \$ 168,030.93 **

Real Property Transfer Tax Due \$ 219.05

If exempt, state reason. NRS 375.090, Section 4

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

INDIVIDUAL

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

Signature of Declarant

Name (Please Print)

Address

State

Zip

City

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge and upon the information available to me in the document upon which this document is being filed in the escrow file.

Signature of Declarant

Shleen M. Memeo

Name (Please Print)

Escrow Number

Frontier Title Company

Firm Name

45 Fifth Street

Address

Lko, Nevada 89801

State

Zip

Tax paid for the above transfer on

Feb 15

1995

per NRS 375.030, Section 3.

Signature of Recorder or Representative

Sharon Stewart Deputy