

When recorded return to:

Metropolitan Life Insurance Company
7100 N. Financial Drive, Suite 105
Fresno, CA 93720-2900

Foreclosure No. 164559

156259

159604

R.P.T.T.

Eureka County \$1467.05
Lander County 22.75
Nye County 273.00

TRUSTEE'S DEED UPON SALE

FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada Corporation, (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to

METROPOLITAN LIFE INSURANCE COMPANY, a corporation

(herein called Grantee) the real property in the County of Nye, Lander and Eureka, described as follows:

Situate in the County of Nye, State of Nevada:

TOWNSHIP 14 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 23: West 1/2 Southeast 1/4

TOWNSHIP 14 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 10: North 1/2 Northeast 1/4

Section 11: North 1/2 Northwest 1/4

Section 24: West 1/2 Southwest 1/4; Northeast 1/4 Southwest 1/4;

Northwest 1/4 Southeast 1/4

TOWNSHIP 15 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 23: Southwest 1/4 Northeast 1/4

Section 28: Northeast 1/4 Northwest 1/4

EXCEPTING FROM the West 1/2 Southeast 1/4 of Section 23, Township 14 North, Range 48 East, M.D.B.&M. and the Southwest 1/4 Northeast 1/4 of Section 23 and the Northeast 1/4 Northwest 1/4 of Section 28, Township 15 North, Range 53 East, M.D.B.&M., an undivided 1/6 of all minerals, oil, gas and hydrocarbon substances, as granted to JOHN I. BROWN, by Deed recorded February 20, 1954, in Book 56 of Deeds, Page 70.

ALSO EXCEPTING from the West 1/2 Southeast 1/4 of Section 23, Township 14 North, Range 48 East, M.D.B.&M. and the Southwest 1/4 Northeast 1/4 of Section 23, and the Northeast 1/4 Northwest 1/4 of Section 28, Township 15 North, Range 53 East, M.D.B.&M. an undivided 23-1/3 interest in and to all oil, gas, hydrocarbon substances within said land, as granted to SAM RUDNICK by deed recorded March 11, 1957 in Book 18 of Official Records at page 190.

ALSO EXCEPTING from the West 1/2 Southeast 1/4 of Section 23, Township 14 North, Range 48 East, M.D.B.&M. and the Southwest 1/4 Northeast 1/4 of Section 23 and the Northeast 1/4 Northwest 1/4 of Section 28 in Township 15 North, Range 53 East, M.D.B.&M. an undivided 40% interest in and to all mineral rights, including but not limited to "crude oil", petroleum, gas, brea, asphaltum, or any kindred substance with and underlying as reserved in the deed executed by EUREKA LIVESTOCK COMPANY, recorded June 2, 1958, in Book 25 of Official Records, Page 482.

Situate in the County Eureka, State of Nevada:

TOWNSHIP 16 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 7: Southeast 1/4 Northeast 1/4

Section 8: East 1/2; Northwest 1/4 Northwest 1/4; South 1/2

Northwest 1/4; North 1/2 Southwest 1/4; Southeast 1/4

Southwest 1/4
Section 9: Northeast 1/4; North 1/2 Northeast 1/4; South 1/2 Southwest 1/4; South 1/4 Northwest 1/4; South 1/2 Northeast 1/4;

South 1/2

Section 10: North 1/2; North 1/2 South 1/2; Southwest 1/4

Southeast 1/4; South 1/2 Southwest 1/4

Section 11: South 1/2 Northeast 1/4; Northwest 1/4; North 1/2

Southwest 1/4

Section 12: North 1/2

TOWNSHIP 16 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 6: South 1/2 Southwest 1/4

Section 7: Lots 1 & 2 of the Northwest 1/4

TOWNSHIP 17 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 24: Homestead Entry No. 174, comprising Tracts A and B;

embracing a portion of, approximately Section 24 in Township 17

North, Range 49 East of the Mount Diablo Meridian, Nevada, more

particularly bounded and described as follows:

Beginning for the description of Tract A at Corner No. 1, identical

with the Southwest corner to Section 19 in Township 17 North,

Range 50 East of the Mount Diablo Meridian; thence North 87 degrees

West 43.66 chains to Corner No. 2; thence North 2 degrees 40'

West 3.44 chains to Corner No. 3; thence North 73 degrees 35'

East 22.53 chains to Corner No. 4; thence South 63 degrees 30'

East 10.92 chains to Corner No. 5; thence South 84 degrees 24'

East 12.41 chains to Corner No. 6; thence South 0 degrees 4'

East 5.98 chains to Corner No. 1, the place of beginning.

Beginning for the description of Tract B at Corner No. 7, from

which Corner No. 2 of said Tract A bears South 87 degrees East

50 links distant; thence North 87 degrees West 27.75 chains

to Corner No. 8; thence North 39 degrees 12' East 12.76 chains

to Corner No. 9; thence North 39 degrees 29' West 16.96 chains

to Corner No. 10; thence North 47 degrees East 4.48 chains to

Corner No. 11; thence South 33 degrees 44' East 4.99 chains to

Corner No. 12; thence South 48 degrees 30' East 30.75 chains to

Corner No. 13; thence North 73 degrees 35' East 1.24 chains to

Corner No. 14; thence South 2 degrees 40' East 3.28 chains to

Corner No. 7; the place of beginning, containing in the aggregate

61.83 acres, according to the official plat of the Survey of said

land, returned to the General Land Office by the Surveyor-General.

TOWNSHIP 17 NORTH, RANGE 50 EAST, M.D.B.&M.

Sections 7 & 8: Described more particularly as follows:

Beginning at Corner No. 1 from which the quarter corner to Sections

8 and 9 in Township 17 North of Range 50 East of the Mount Diablo

Meridian, bears North 82 degrees 35' East 57.53 chains distant;

thence South 73 degrees 52' West 17.72 chains to Corner No. 2;

thence North 76 degrees 18' West 27.40 chains to Corner No. 3;

thence South 66 degrees 29' West 3.30 chains to Corner No. 4;

thence North 76 degrees 43' West 30.88 chains to Corner No. 5;

thence North 56 degrees 9' East 5.40 chains to Corner No. 6;

thence South 79 degrees 52' East 55.00 chains to Corner No. 7;

thence North 76 degrees 59' East 15.21 chains to Corner No. 8;

thence South 37 degrees 41' East 5.41 chains to Corner No. 1;

the place of beginning; containing 35.65 acres, according to the

official plat of the Survey of said land, returned to the General

Land Office by the Surveyor-General.

Section 19: Lot 4; Southeast 1/4 Southwest 1/4

Section 29: North 1/2 Northwest 1/4; West 1/2 Northeast 1/4

Section 30: Northeast 1/4 Northeast 1/4; North 1/2 Northeast 1/4

Section 31: West 1/2 Northeast 1/4; North 1/2 Southeast 1/4

TOWNSHIP 18 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 25: North 1/2 Northeast 1/4

TOWNSHIP 18 NORTH, RANGE 50 EAST, M.D.B.&M.
Section 28: Southwest 1/4 Northeast 1/4; Northwest 1/4 Southeast 1/4
Section 30: Northwest 1/4 Northeast 1/4; Northeast 1/4 Northwest 1/4

TOWNSHIP 18 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 18: West 1/2 Northeast 1/4; East 1/2 Northwest 1/4;
West 1/2 Southeast 1/4; Southwest 1/4
Section 19: Northwest 1/4 Northeast 1/4; West 1/2; West 1/2

Section 30: North 1/2; North 1/2 South 1/2

TOWNSHIP 18 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 18: Southwest 1/4 Northeast 1/4; Northeast 1/4 Southeast 1/4; South 1/2 Southeast 1/4; Lot 2
Section 19: Northeast 1/4; Southeast 1/4; North 1/2
Section 20: West 1/2 Northwest 1/4; North 1/2 Southeast 1/4;
Southeast 1/4
Section 20: West 1/2 Northwest 1/4; North 1/2 Southeast 1/4;
Southeast 1/4 Northwest 1/4; Lot 1

EXCEPTING from all of those parcels shown in Township 18 North, Range 54 East, M.D.B.&M. except the Northeast 1/4 Northeast 1/4 of Section 19, the Southeast 1/4 Northwest 1/4, Lot 1, Northwest 1/4 Northwest 1/4 and the Northeast 1/4 Southeast 1/4 of Section 20, all the coal and other minerals as reserved in Patent executed by the United States of America, recorded August 17, 1932, in Book 21 of Deeds at page 89, Eureka County, Nevada records.

TOWNSHIP 19 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 16: West 1/2 Northeast 1/4; East 1/2 Northwest 1/4;
Southwest 1/4 Northwest 1/4; Northeast 1/4 Southeast 1/4
Section 17: Southeast 1/4 Northeast 1/4; Northeast 1/4 Southeast 1/4

1/4

TOWNSHIP 18 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 14: East 1/2 Southwest 1/4 Northwest 1/4 Southeast 1/4;
West 1/2 Southeast 1/4 Northwest 1/4 Southeast 1/4;
Southeast 1/4 Southeast 1/4 Northeast 1/4 Southeast 1/4;
1/4; Southwest 1/4 Southeast 1/4 Southeast 1/4 Southeast 1/4;
1/4; South 1/2 Northwest 1/4 Southeast 1/4 Southeast 1/4;
1/4; Northwest 1/4 Northeast 1/4 Southeast 1/4
1/4; Southwest 1/4; Southeast 1/4; Northeast 1/4 Southeast 1/4;
1/4 Southeast 1/4; North 1/2 Southeast 1/4 Southeast 1/4
1/4 Southeast 1/4; Northeast 1/4 Southeast 1/4 South-
west 1/4; Northeast 1/4 Northwest 1/4 Southeast 1/4
Section 23: Northeast 1/4 Southwest 1/4 Northeast 1/4 Northwest
1/4; Northwest 1/4 Southeast 1/4 Northeast 1/4 North-
west 1/4

AND a parcel of land described as:

Beginning at Corner No. 1 from which U.S. Location Monument No. 253 bears South 26 degrees 42' East 1.55 chains distant thence

North 26 degrees 42' West 69.97 chains to Corner No. 2; thence North 9 degrees 13' West 17.37 chains to Corner No. 3; thence North 87 degrees 44' East 7.72 chains to Corner No. 4; thence South 22 degrees 51' East 86.81 chains to Corner No. 5; thence West 7.36 chains to Corner No. 1, the place of beginning, containing 78.92 acres, and being the same parcel conveyed by the UNITED STATES OF

AMERICA to GEORGE WILLIAMS by Land Patent dated May 19, 1916, and recorded in Book 18 of Deeds at page 195, Eureka County, Nevada records.

TOWNSHIP 18 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 5: Northwest 1/4 Southwest 1/4; Southwest 1/4 Southeast 1/4

Section 6: Northeast 1/4 Southeast 1/4; Southeast 1/4 Southeast 1/4

Section 8: Northwest 1/4 Northwest 1/4; South 1/2 Northwest 1/4; Northeast 1/4 Southwest 1/4

TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 5: West 1/2 East 1/2; East 1/2 West 1/2; West 1/2

Southwest 1/4; Southwest 1/4 Northwest 1/4

Section 6: Southeast 1/4; Southeast 1/4 Northwest 1/4

EXCEPTING THEREFROM all coal and other valuable minerals as reserved in Patent executed by United States of America, recorded July 6, 1950, in Book 24 of Deeds at Page 79, Eureka County, Nevada records.

Section 18: Northwest 1/4 Northeast 1/4; Northeast 1/4 Southwest 1/4

1/4; Southeast 1/4 Northwest 1/4; Southwest 1/4

Southeast 1/4

Section 19: East 1/2 Southeast 1/4; Northwest 1/4 Southeast 1/4; Northeast 1/4

EXCEPTING from all of the subject property in Section 18 and the North 1/2 Northeast 1/4, Southwest 1/4 Northeast 1/4 and the Northwest 1/4 Southeast 1/4 of Section 19, all the oil and gas as reserved in Patent executed by United States of America, recorded October 5, 1966, in Book 12 of Official Records at page 209, Eureka County, Nevada.

Section 20: West 1/2 Southwest 1/4; Southwest 1/4 Northwest 1/4

EXCEPTING from the Southeast 1/4 Southeast 1/4 of Section 19, and the Southwest 1/4 Southeast 1/4 of Section 20 all minerals as reserved in Patent executed by United States of America, recorded January 2, 1969, in Book 26 of Official Records at Page 534, Eureka County, Nevada.

Section 29: Southwest 1/4 Northwest 1/4; Northwest 1/4 Southwest 1/4

1/4; Southwest 1/4 Southeast 1/4;

Section 30: East 1/2 Northeast 1/4; Northeast 1/4 Southeast 1/4

EXCEPTING from all of the subject property in Sections 29 and 30 all of the oil and gas as reserved in Patent executed by United States of America recorded February 21, 1969 in Book 28 of Official Records at page 12, Eureka County, Nevada.

Situate in the County of Lander, State of Nevada

TOWNSHIP 18 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 7: Southeast 1/4 Northwest 1/4; Southwest 1/4 Northeast 1/4

1/4; West 1/2 Southeast 1/4

Section 18: Northwest 1/4 Northeast 1/4

EXCEPTING an undivided one-half of all oil, petroleum, gas and minerals as reserved in Deed executed by CONIAN LAND & LIVESTOCK INC., recorded November 7, 1962, in Book 26, of Deeds at page 300, Eureka County, Nevada and recorded November 13, 1962 in Book 69 of Deeds at page 250, Lander County, Nevada.

At the place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on December 8, 1994 to said grantee, being the highest bidder therefor, for \$1,355,833.00 credit in partial satisfaction of the indebtedness then secured by said Deed of Trust.

A Notice of Trustee's Sale was published once a week for three consecutive weeks commencing May 26, 1994 in the TONOPAH TIMES-BONANZA & GOLDFIELD NEWS, RENO GAZETTE JOURNAL, EUREKA SENTINEL and BATTLE MOUNTAIN BUGLE, legal newspapers and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted by the Sheriff's Office of each County in three public places in Nye County, namely: Nye County Courthouse, U.S. Post Office and Convention Center, all located in Tonopah, Nevada; said Notices were also posted in three public places in Washoe County, Nevada, namely: Reno City Hall, Washoe County Courthouse and U.S. Post Office, Downtown Station, all in Reno, Nevada; said Notices were also posted in six public places in Lander County, namely: Sheriff's Department, Lander County Courthouse and Lander Building Bulletin Board, all located in Battle Mountain, Nevada and Lander County Courthouse, Trading Post and Lander Lumber, all located in Austin, Nevada; said Notices were also posted in six public places in Eureka County, namely: Beowawe City Hall, Post Office and Crescent Valley Market, all located in Beowawe, Nevada and Eureka County Courthouse, Corner Main and Bateman Streets and U.S. Post Office, all located in Eureka, Nevada.

as Trustors recorded July 5, 1983 as Document No. 85636, in Book 389, Page 151 of Official Records in the office of the Recorder of Nye County, Nevada; as Document No. 117293, in Book 226, Page 149 of Official Records of Lander County, Nevada; as Document No. 88021 in Book 111, Page 576 of Official Records of Eureka County and re-recorded as Document No. 88472 in Book 112, page 556 of Eureka County, Nevada and pursuant to the Notice of Default recorded October 7, 1992 as Document No. 318975 of Official Records in the office of the Recorder of Nye County, Nevada; recorded as Document No. 178851 in Book 382, page 417 of Official records of Lander County and recorded as Document no. 142722 in Book 240, Page 88 of Official Records of Eureka County, Nevada. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.

DANIEL H. RUSSELL AND ROBERTA A. RUSSELL

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee or Substituted Trustee under that certain Deed of Trust executed by

TOGETHER with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining.

EXCEPTING from all of the above described parcels all mineral rights and interest, including coal, oil, gas and other hydro-carbons, and all other metallic and non-metallic mineral ores and substances, and geothermal steam, hot water, hot brines, thermal energy and gasses as conveyed by VALIANT FARMS-EUREKA, INC., to APAL, a Limited Partnership, by various documents of records.

EXCEPTING AND RESERVING, also, to the UNITED STATES, pursuant to the provisions of the Act of August 1, 1946 (60 Stat 755), all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable material, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, remove the same.

BOOK 279 PAGE 298
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
94 DEC 27 AM 8:26
EUREKA COUNTY NEVADA
M.N. REBALLET, RECORDER
FILE NO. FEES 12.00

Page Six

- 08-030-03
- 08-020-05
- 08-020-04
- 08-020-03
- 08-020-01
- 08-110-01
- 08-390-02
- 08-100-02
- 08-040-01
- 08-160-01
- 08-130-01
- 08-120-01
- 08-120-02
- 08-110-03
- 08-210-04
- 08-210-03
- 08-210-02
- 08-220-01
- 08-200-03
- 08-200-02
- 8-320-02 Master

- 011-16-102
- 011-16-101
- 009-37-103
- 009-37-101
- 007-37-102

Lander County A.P.'s
06-130-02
06-130-02

Nye County A.P.'s

State of Nevada
County of Washoe
On December 8, 1994 before me, the undersigned, a Notary Public in and for said State, personally appeared Sharon L. Ford, known to me to be an Authorized Officer and Vice President of First American Title Company of Nevada the corporation that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as Trustee. Witness my hand and official seal.

ELENA C. SKIDMORE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES JUNE 24, 1998

Elena C. Skidmore

Sharon L. Ford, Vice president

by: *Sharon L. Ford*
as Trustee
FIRST AMERICAN TITLE COMPANY OF NEVADA

Dated: December 8, 1994

IN WITNESS WHEREOF, First American Title Company of Nevada, has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer thereunto duly authorized.

TOGETHER WITH all leases, permits, licenses and privileges now held or acquired by Trustor from the United States, the State of Nevada or any department, bureau or agency of the United States, or the State of Nevada, or any private party, relating to or appurtenant to the real property described in the Trustee's Deed Upon Sale, to rent, lease, and/or use any public or private lands for the purpose of grazing, pasturing, or feeding livestock thereon, and any and all improvements on any such public lands acquired or constructed by Trustor.

COOPY

BOOK 288 PAGE 040

159604

EUREKA COUNTY REVA DA
M.N. REBAL EATI, RECORDER
FILE NO. FEES/3.00

95 OCT 13 PM 12:00

Wardman Title Co
RECORDED AT THE REQUEST OF

BOOK 288 PAGE 034

DECLARATION OF VALUE

Instrument # 159604

Full Value of Property Interest Conveyed

Less Assumed Liens & Encumbrances

Taxable Value (NRS 375.010)

Real Property Transfer Tax Due

If exempt, state reason. NRS 375.090, Section

Explain:

\$	0
\$	0
-	0
\$	0

tax paid on dec # 152259

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

Sharon L Ford

Name (Please Print)

Bevelmore No. 16459

Escrow Number

Frost Investments

Firm Name

Box 531

Address

Farm Blv 89504

State

City Zip