

When Recorded Return to:

FCL 95252528

163192

Monument National Bank
Attn: Gene Burgess
P.O. Box 970
Ridgecrest, CA 93556

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 15th day of March, 1996, between STEWART TITLE OF NORTHEASTERN NEVADA, A NEVADA CORPORATION, as Trustee as hereinafter stated, herein called Trustee and MONUMENT NATIONAL BANK, herein called Grantee,

WITNESSETH:

WHEREAS, DAVID E. RASMUSSEN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY by Deed of Trust dated October 24, 1994 and recorded November 23, 1994, in Book 278, Page 479, as Document No. 155913, 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 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 October 16, 1995, 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 November 6, 1995, 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 289, Page 404, as Document No. 159805, 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 than 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

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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 15th day of March, 1996 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 810 Idaho 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 Fifty-Six Thousand, Five Hundred and Six & 95/100 Dollars (\$56,506.95), said Grantee being the highest and best bidder therefore.

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

Lots 1, 2, 3 and 4 of Parcel 4 as shown on that certain Parcel Map for EARL RASMUSSEN, filed in the Official Records of Eureka County, October 1, 1984, Document #9030, a portion of United States Government Lot #15, Section 29, Township 20 North, Range 53 East, M.D. B.&M., EXCEPTING THEREFROM that portion of said land lying within the highway right of way.

EXCEPTING THEREFROM all the oil and gas in and under said land, reserved by THE UNITED STATES OF AMERICA, in Patent, recorded March 21, 1966, in Book 10, Page 205, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all minerals lying in and under said land as reserved by E and R, INC., in Deed recorded October 20, 1994, in Book 277, Page 337, 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 hereunto affixed by its Vice President thereunto duly authorized by resolution of its Board of Directors.

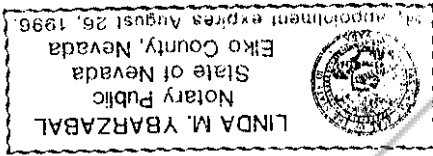
STEWART TITLE OF NORTHEASTERN
NEVADA, A NEVADA CORPORATION

BY: *Colleen M. Memeo*
COLLEEN M. MEMEO,
VICE PRESIDENT

STATE OF NEVADA
)
) ss.
)
COUNTY OF ELKO

On this 15th day of March, 1996, 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.

Quinn M. Younger
Notary Public



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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
96 MAY 24 AM 10:53
EUREKA COUNTY NEVADA
M.N. REBALATI, RECORDER
FILE NO. 163192

APN7-380-13

BOOK 297 PAGE 108

DECLARATION OF VALUE

Recording Date 5/24/96 Book 297 Page 106 Instrument # 163192

5	Full Value of Property Interest Conveyed	_____
-	Less Assumed Liens & Encumbrances	_____
5	Taxable Value (NRS 375.010, Section 4)	<u>\$6,506.95**</u>
5	Real Property Transfer Tax Due	<u>74.10</u>

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

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

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

INDIVIDUAL

Signature of Declarant

Name (Please Print)

Address

City

State

Zip

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.

ESCROW HOLDER

Signature of Declarant

Colleen M. Memeo

Name (Please Print)

Escrow Number

Frontier Title Company

810 Film Name

445 Fifth Street

Address

Elko, Nevada 89801

City

State

Zip

Tax paid for the above transfer on 5/24, 19 96 per NRS 375.030, Section 3.

Signature of Recorder or Representative

Sharon Stewart Deputy