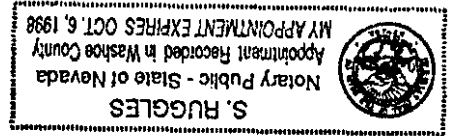


EUREKA COUNTY NEVADA
M.N. REBALANCE RECORDER
FILE NO. FEES 7.00

BOOK 300 PAGE 161
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Sharon L. Ford
96 AUG 28 PM 2:09



Notary Public
S. Ruggles

State of Nevada
County of Washoe
On August 22, 1996 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.

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

Dated: August 22, 1996

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 GREGORY CHACHAS AND MARY CHACHAS (herein called grantees) the real property in the County of Eureka, State of Nevada, described as follows:
TOWNSHIP 31 NORTH, RANGE 49 EAST, MDBAM
Section 14: NE 1/4 NE 1/4
RESERVING therefrom unto the RUBY LAND CORPORATION 25 percent of all oil, gas, oil shales, coal and other hydrocarbons, and other valuable minerals.
ALSO EXCEPTING and reserving therefrom unto J. H. HENION, 25 percent of all oil, gas, oil shales, coal and other hydrocarbons, and other valuable minerals.
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 SHANE GARDINER AND DONNA GARDINER, husband and wife, as Trustors recorded December 14, 1992 as Document No. 143394 in Book 242, Page 563 of Official Records in the office of the Recorder of Eureka County, Nevada and pursuant to the Notice of Default recorded April 12, 1996 as Document No. 161778 in Book 294, Page 352 of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.
A Notice of Trustee's Sale was published once a week for three consecutive weeks commencing July 25, 1996 in the RENO GAZETTE JOURNAL AND THE EUREKA SENTINEL, 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 in six public places namely: Reno City Hall, Washoe County Courthouse and U.S. Post Office, Downtown Station, Reno City Hall, Washoe County Courthouse and U.S. Post Office, Eureka County Courthouse and U.S. Post Office, all located in Eureka, Nevada.
At the place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on August 15, 1996 to said Grantee, being the highest bidder therefor, for \$6280.91 credit in full satisfaction of the indebtedness then secured by said Deed of Trust.
IN WITNESS WHEREOF, First American Title Company of Nevada as Trustee, 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.

R.P.T.T. \$8.45

When recorded return to:
Mr. and Mrs. Gregory Chachas
c/o Chachas Land Co.
P.O. Box 1170
Ely, Nevada 89301
Foreclosure No. 189776
423934 FCL

TRUSTEE'S DEED UPON SALE

DECLARATION OF VALUE

Instrument # 164420

Full Value of Property Interest Conveyed \$ 6280.91
 Less Assumed Liens & Encumbrances - 0 -
 Taxable Value (NRS 375.010) \$ 6280.91
 Real Property Transfer Tax Due \$ 8.45

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

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

INDIVIDUAL

Signature of Declarant

Name (Please Print)

Address

State Zip

City

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

Name (Please Print)

Escrow Number

Firm Name

Box 531

Address

State

Zip

City