

166911

When recorded return to:

R.P.T.T. \$ 29.25 No. NV 9440

David Ferradino
DBA David Ferradino Investments
1601 N. Rancho
Las Vegas, Nevada 89106-1018
437103 TSG

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made June 6, 1997 between

NEVADA TRUST DEED SERVICES, INC.,

a Nevada corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and

DAVID FERRADINO, DBA DAVID FERRADINO INVESTMENTS

(herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated November 19, 1990 and recorded November 26, 1990 as Document No. 134750 in Book 217 at page 408 of Official Records in the Office of the County Recorder of Eureka County, Nevada,

KEVIN O'BRIEN a single man and LUCILLE M. O'BRIEN, an unmarried woman

did grant and convey the property herein described to TRUST DEED SERVICES, INC., (SUBSTITUTED) upon the Trusts therein expressed, to secure, among other obligations, payment of one certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

WHEREAS, breach and default occurred under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default, to which reference is hereinafter made; and

WHEREAS, on January 24, 1997 the Owner of said note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of said Breach and Default and of Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded February 6, 1997 as Document No. 166100 in Book 305 at page 475 of Official Records in the Office of the County Recorder of said County; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and in compliance with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly therein and hereinafter described, said property being in the County of Eureka, State of Nevada, at 10:00 o'clock A.M. at the front entrance of the office of the Trustee, Nevada Trust Deed Services, Inc., 1850 E. Sahara Ave., Suite 206, Las Vegas, Nevada 89104. and caused a copy of said Notice to be posted for twenty days successively in three public places in the City or Township of Eureka said property is located, and in three public places in the City of Las Vegas, where said property was to be sold; and said Trustee caused a copy of said Notice to be published once a week for three successive weeks before the date of sale in Eureka Sentinel, a newspaper of general circulation printed and published in the County in which said real property is situated, the first date of such publication being May 15, 1997; and,

WHEREAS, copies of said recorded Notice of Default and said Notice of Sale were mailed to all those who were entitled thereto in accordance with Section 107.090 of the Nevada Revised Statutes; and

WHEREAS, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

WHEREAS, at the time and place fixed as aforesaid substitute Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$ 22,002.68

NOW THEREFORE, Trustee, in consideration of the premises recited and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, express or implied, all that certain property situate in the

County of EUREKA, State of Nevada, described as follows:

THE WEST ONE-HALF (½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B. & M., EUREKA COUNTY NEVADA.

EXCEPTING THEREFROM: ALL OF THE PETROLEUM, OIL, NATURAL GAS AND PRODUCTS DERIVED THEREFROM LYING IN AND UNDER SAID LAND AS RESERVED BY SOUTHERN PACIFIC LAND COMPANY

IN DEED RECORDED SEPTEMBER 24, 1951 IN BOOK 24 OF DEEDS AT PAGE 168 EUREKA COUNTY, nevada

PARCEL No. 005-040-03

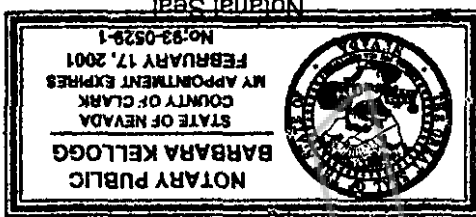
IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its President

STATE OF NEVADA, COUNTY OF Clark, On June 6, 1997

appeared before me, a Notary Public, Carroll K. Gagnier

personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.

Signature (Notary Public)



NEVADA TRUST DEED SERVICES, INC. as Trustee aforesaid.

BY: Carroll K. Gagnier, President

BOOK 308 PAGE 303

OFFICIAL RECORDS RECORDED AT THE REQUEST OF Nevada Trust Deed Services, Inc. 97 JUN 10 PM 1:30

EUREKA COUNTY NEVADA H.N. REBALANCE RECORDER FILE NO. FEES \$8.00

166911

(This area for Official Notarial Seal)

CLARK COUNTY, NEVADA
DECLARATION OF VALUE

Recording Date 6/16/97 Book 308 Page 303 Instrument # 166911

Full Value of Property Interest Conveyed	\$ 22,002.68
Less Assumed Liens & Encumbrances	-0-
Taxable Value (NRS 375.010, Section 4)	\$ 22,002.68
Real Property Transfer Tax Due	\$ 29.25

If exempt, state reason. NRS 375.090, Section 3. Explain: _____

NTC - RPTT Form 1

☐ Escrow Holder only: Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.	
INDIVIDUAL	
Under penalty of perjury, I hereby declare that the above statements are correct.	
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.	
Signature of Declarant _____	
Barbara Kellogg	
Name (Please Print) _____	
NV- 9440	
Escrow Number _____	
Nevada Trust Deed Services, Inc.	
Firm Name _____	
1850 East Sahara, Suite 206	
Address _____	
Las Vegas, Nevada 89104	
City _____	State _____ Zip _____

Tax paid for the above transfer on 6/10, 1997, per NRS 375.030, Section 3.

Signature of Recorder or Representative _____