

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 2nd day of February, 1998, by and between MITCHELL BLAKEMORE and KIM BLAKEMORE, husband and wife, parties of the first part, and JAMES E. DOTSON and LORRAINE B. DOTSON, husband and wife, as joint tenants with right of survivorship, whose address is P. O. Box 96, Eureka, Nevada 89316, parties of the second part;

W I T N E S S E T H:

That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00), current lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey, and confirm unto the said parties of the second part, as joint tenants with right of survivorship, and not as tenants in common, and to their assigns, and to the survivor of them, and to the heirs and assigns of the survivor, forever, all that certain real property situate, lying, and being in the town of Eureka, county of Eureka, state of Nevada, and more particularly described as follows, to-wit:

Lot 3 of Block 36 of the TOWN OF EUREKA, County of Eureka, State of Nevada, as the same appears on the official map on file in the office of the County Recorder, Eureka County, Nevada. APN 1-101-02.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights, and rights of way of record.

TOGETHER WITH any and all improvements of any

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BOOK 318 PAGE 075

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BOOK 318 PAGE 076

Official Records of Eureka County, Nevada, and the reconveyance of March 25, 1997, and recorded March 25, 1997, in Book 306, Page 490, for JAMES E. DOTSON and LORRAINE B. DOTSON, as Beneficiaries, dated husband and wife, to STEWART TITLE OF NORTHEASTERN NEVADA, Trustee, said property executed by MITCHELL BLAKEMORE and KIM BLAKEMORE, hereafter and secured by that certain Deed of Trust existing on cancellation of all future obligations, costs, and charges arising That the consideration for said Deed was and is the full

or duress;

and acted freely and voluntarily and were not acting under coercion were not acting under any misapprehension as to the effect thereof, That in the execution and delivery of said Deed Grantors

possession of said premises has been surrendered to grantees; title and interest absolutely in and to said premises; that these Grantors did convey to the grantees therein all their right, intention of Grantors in said Deed to convey, and by said Deed trust conveyance, or security of any kind; that it was the named therein, and was not and is not now intended as a mortgage, absolute conveyance of the title to said premises to the grantees That the aforesaid Deed is intended to be and is an

were husband and wife;

That Grantors now are, and at all times mentioned herein,

profits thereof.
TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and

name or nature situate thereon.

said property under said Deed of Trust; that at the time of making said Deed Grantors believed and now believe that the aforesaid consideration therefor represents the fair value of the property so decided.

First parties declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between first parties and second parties with respect to said land.

TO HAVE AND TO HOLD the said premises, together with the appurtenances unto the said parties of the second part, as joint tenants with right of survivorship, and not as tenants in common, and to their assigns, and to the survivor of them, and the heirs and assigns of such survivor, forever.

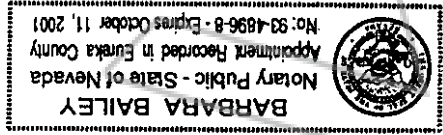
IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands the day and year first above written.

Michelle Blakemore
MITCHELL BLAKEMORE

Kim Blakemore
KIM BLAKEMORE

STATE OF NEVADA,
)
) ss. Eureka
)
) COUNTY OF EUREKA.

The foregoing instrument was acknowledged before me on the 2nd day of January, 1998, by MITCHELL BLAKEMORE and KIM BLAKEMORE.



Barbara Bailey
NOTARY PUBLIC

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BOOK 318 PAGE 077

COOPY

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BOOKS 18 PAGED 78

169749

FILE NO. 169749
JAN. 28 1998
CLERK OF DISTRICT COURT
ELKO, NEVADA

98 FEB 11 PM 1:08

RECORDED AT THE REQUEST OF
Pucginelli & Pucginelli, Attys

BOOK 318 PAGE 075