

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made the 30 day of Jan, 1998, by and between ROBERT A. DORY, parties of the first part and hereinafter referred to as "Grantor", and JERRY R. MARTIN, Trustee of the JERRY R. MARTIN 1994 TRUST, as to an undivided one-third (1/3) interest, JOHN T. O'FLAHERTY and BECKY O'FLAHERTY, husband and wife, as joint tenants as to an undivided one-third (1/3) interest, and CURTIS P. HAYWARD, an unmarried man, as to an undivided one-third (1/3) interest, as tenants in common, parties of the second part and hereinafter referred to as "Grantees";

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant in lieu of foreclosure, unto said Grantees, as tenants in common and to the survivor of them and to the heirs of such survivor, forever, all those certain lots, pieces or parcels of land situate, lying and being in the County of Eureka, State of Nevada, and bounded and particularly described as follows, to-wit:

Lot B PARCEL NO. 1, as shown on that certain Parcel Map for HUGO and SHIRLEY VAN VLIET, filed in the office of the County Recorder of Eureka County, Nevada, on September 7, 1989, as File No. 129538, located in a portion of Lot 11, Section 28, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United State of America, in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

TOGETHER WITH ALL AND SINGULAR, the tenements,

hereditaments and appurtenances thereunto belonging and in anywise

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LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
482 FIFTH STREET - P.O. BOX 5
ELY, NEVADA 89301
(702) 289-4422

1 appertaining, and the reversion and reversions, remainder and
2 remainders, rents, issues and profits thereof.

3 TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises
4 together with the appurtenances, unto the said Grantees, as tenants
5 in common, and to the heirs of the survivor of them, forever.

6 This Deed is a full and absolute conveyance of the above-

7 described real property, the Grantor having sold said real property
8 to the Grantees for a fair and adequate consideration, such
9 consideration, in addition to the above recited, being full

10 satisfaction of all obligations secured by the Deed of Trust
11 executed by ROBERT A. DORY, an unmarried man, to STEWART TITLE
12 COMPANY OF NORTHEASTERN NEVADA, a Nevada corporation, doing

13 business as FRONTIER TITLE COMPANY, as Trustee, recorded in Book
14 306, Pages 337, Document No. 166303, Official Records of the White
15 Pine County Recorder, State of Nevada.

16 Grantor declare that this conveyance is freely and fairly
17 made, and that there are no agreements, oral or written, other than
18 this Deed between Grantor and Grantees with respect to said land.
19 IN WITNESS WHEREOF, the said Grantor has hereunto set his
20 hand the day and year first above written.

21 Robert A. Dory
22 ROBERT A. DORY

23 STATE OF NEVADA
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COUNTY OF WHITE PINE

On this 29th day of January, 1998,
personally appeared before me, a Notary Public in and for said
County and State, ROBERT A. DORY, known to me to be the person
described in and who executed the foregoing Deed of Foreclosure,
who acknowledged that he executed the same freely and voluntarily
and for the uses and purposes therein mentioned.

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IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal the day and year last above written.

MARYJO CASTANEDA
Notary Public - State of Nevada
Appointment Recorded in Eureka County
No: 97-2687-B - Expires May 21, 2001

Maryjo Castaneda
NOTARY PUBLIC

PARCEL NO. 7-380-43

GRANTEE'S ADDRESS:

3141 May Rose Circle

Reno, Nv. 89502

BOOK 318 PAGE 446
OFFICIAL RECORDS
NEEDED AT THE REQUEST OF
Cher Hayward
98 APR -1 PM 4:50
EUREKA COUNTY NEVADA
M.H. REBALANTI, RECORDER
FILE NO.
FEES 9.00

169939

BOOK 318 PAGE 448

DECLARATION OF VALUE

Elmer COUNTY, NEVADA

Recording Date 4-1-98 Book 318 Page 446 Instrument # 169939

Full Value of Property Interest Conveyed \$ 8500.00
 Less Assumed Liens & Encumbrances -- 6000.00
 Taxable Value (NRS 375.010, Section 4) \$ 2500.00
 Real Property Transfer Tax Due \$ 3.25

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

☐ 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
CHRISTIE A. HAYWARD
 Name (Please Print)

Address
PO BOX 332
 City State Zip
ELMER NV 89316

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

Name (Please Print)

Escrow Number

Firm Name

Address

City

State

Zip

• Tax paid for the above transfer per NRS 375.030 Sec. 3 on 411.98