

170252

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into as of the _____ day of July, 1998,

by and between **RONALD D. BARNES and LINDA A. BARNES**, husband and wife, of the County of Eureka, State of Nevada, and **WAYNE D. ROBINSON and MARY**

BETH ROBINSON, husband and wife, of the same place, Second Parties,

WITNESSETH:

That the First Parties, for and in consideration of the sum of **TEN DOLLARS**

(\$10.00), lawful money of the United States of America, to them in hand paid by the Second Parties, and other good and valuable consideration, receipt whereof is hereby acknowledged, do

by these presents remise, release and forever quitclaim unto the Second Parties, as joint tenants

with right of survivorship and not as tenants in common, and to the assigns of the Second Parties,

and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor,

all that certain real property ("Property") situate in the County of Eureka, State of Nevada, more

particularly described as follows, to-wit:

(See Exhibit A attached hereto and made a part hereof.)

TOGETHER WITH any improvements situate thereon.

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

This Deed is an absolute conveyance, First Parties having sold the Property to

Second Parties for a fair and adequate consideration, such consideration, in addition to that above

recited, being full satisfaction of all obligations secured by that certain All-Inclusive Deed of Trust

WILSON AND BARTROWS, LTD.
ATTORNEYS AT LAW
P.O. BOX 388
ELKO, NEVADA 89801-0388

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dated November 24, 1997, executed by RONALD D. BARNES and LINDA A. BARNES,

Trustors, to Western Nevada Title Company, a Nevada corporation, Trustee for WAYNE D.

ROBINSON and MARY BETH ROBINSON, Beneficiaries, and recorded on December 2, 1997,

in Book 315, Official Records, Page 585, Document No. 169100, Eureka County, Nevada, ("the

All-Inclusive Deed of Trust"). 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 the parties hereto

with respect to the Property hereby conveyed.

Second Parties join in the execution of this Deed for the purpose of evidencing that

the Second Parties hereby accept this conveyance as being full satisfaction of all obligations

secured by the All-Inclusive Deed of Trust above described and also that this Deed is *in lieu of*

a full reconveyance of the All-Inclusive Deed of Trust and has the same legal effect as a full

reconveyance thereof.

TO HAVE AND TO HOLD the above described premises, together with the

appurtenances, unto the Second Parties, as joint tenants with right of survivorship, and not as

tenants in common, and to the survivor forever.

IN WITNESS WHEREOF, the said parties have hereunto set their hands as of the

day and year first hereinabove written.

FIRST PARTIES:

Ronald D. Barnes
RONALD D. BARNES

Linda A. Barnes
LINDA A. BARNES

SECOND PARTIES:

Wayne D. Robinson
WAYNE D. ROBINSON

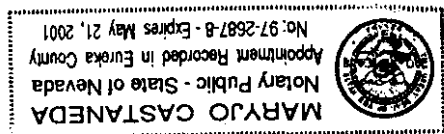
Mary Beth Robinson
MARY BETH ROBINSON

WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
P.O. BOX 389
ELKO, NEVADA 89601-0389

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STATE OF NEVADA,)
) SS.)
COUNTY OF *Clark*)

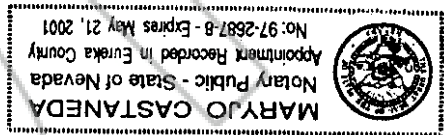
On July 14, 1998, personally appeared before me, a Notary Public, Ronald D. Barnes and Linda A. Barnes, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the above instrument.



Maryjo Castaneda
NOTARY PUBLIC

STATE OF NEVADA,)
) SS.)
COUNTY OF *Clark*)

On July 14, 1998, personally appeared before me, a Notary Public, Wayne D. Robinson and Mary Beth Robinson, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the above instrument.



Maryjo Castaneda
NOTARY PUBLIC

Mailing address for Grantees:

Mr. Wayne Robinson
P.O. Box 287
Eureka, NV 89316

Assessor's Parcel No: 01-071-12

WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
P.O. BOX 189
EUREKA, NEVADA 89301-0189

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All that certain lot, piece or parcel of land situate in the County of Eureka, State of Nevada, described as follows:

A parcel of land located within Section 13, Township 19 North, Range 53 East, M.D.B. & M., Town of Eureka, Eureka County, Nevada, being further described as follows:

Commencing at the most Northernly corner of Lot 1 of Block 21 as shown on the map of Eureka Township filed in the Office of the Eureka County Recorder under File No. 127448;

Thence North 17°50' West, along the Southwesterly right-of-way line of Buell Street for a distance of 16.00 feet to Corner No. 1, the true point of beginning of this description;

Thence continuing North 17°50' West, along the Southwesterly right-of-way line of Buell Street for a distance of 48.80 feet to Corner No. 2, a point which is described as being the most Easterly corner of Lot 4, Block 21 of Eureka Township;

Thence South 72°10' West, along the boundary line between Lots 3 and 4 of Block 21 of Eureka Township for a distance of 111.12 feet to Corner No. 3, a point on the Northeastly right-of-way line of Main Street;

Thence South 17°44' East, along the Northeastly right-of-way line of Main Street for a distance of 48.80 feet to Corner No. 4;

Thence North 72°09'55" East, along the adjusted boundary line between Lots 2 and 3 for a distance of 111.21 feet to Corner No. 1, the true point of beginning of this description.

Said parcel is shown as Lot 3 of Block 21, Town of Eureka, on Boundary Line Adjustment for WAYNE and MARY BETH ROBINSON, recorded October 20, 1997, as File No. 168793, Official Records, of Eureka County, Nevada.

DESCRIPTION

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Ronald J. Gump
198 JUL 14 AM 11:34
EUREKA COUNTY NEVADA
M.N. REBAL. RECORDER
FILE NO. 170252
FEES \$10.00