

432088-BW

171503

809141

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 18th day of June, 1998, by and between JEFF HOARD and KAREN HOARD, husband and wife, parties of the first part, and MICHAEL J. NOSANOV, an unmarried man, as party of the second

W I T N E S S E T H:

That the parties of the first part, for good and valuable consideration, to them in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain and sell unto the parties of the second part, as joint tenants with right of survivorship, and not as tenants in common, and to the survivor of them, and to their assigns, and to the heirs, executors, administrators and assigns of the survivor, forever, all that certain property situate in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 30 NORTH, RANGE 50 EAST, MDB&M.

Section 25: S $\frac{1}{2}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM, 90 percent of the right, title and interest in and to coal, oil, gas and other minerals of every kind and nature as reserved by STRATHEARN CATTLE COMPANY, in Deed recorded May 25, 1959, in Book 25 of Deed Records at Page 297, Eureka County, Nevada. AP # 005-340-25

TOGETHER with any and all buildings and improvements situate thereon.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the

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ATTORNEY AT LAW
469 IDAHO STREET
ELKO, NEVADA 89801

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reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto the 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 heirs, executors, administrators and assigns of the survivor, forever.

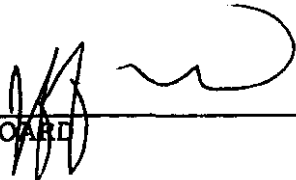
This Deed is intended to be and is an absolute conveyance of the title of the above described property to the second parties named herein, and is not intended as a mortgage, trust conveyance or security of any kind; and it is the intention of the first parties herein to convey to the second parties herein all of their right, title and interest absolutely in and to said property, and that the possession of said property is hereby surrendered to the second parties.

The consideration for this conveyance, in addition to the above recited, is payment in full to second parties, and the full cancellation of all debts, obligations, costs and charges secured by that certain Deed of Trust executed by JEFF HOARD and KAREN HOARD, husband and wife, as Trustors, to FIRST AMERICAN TITLE CO. OF NEVADA, as Trustee for MICHAEL J. NOSANOV, an unmarried man, Beneficiary, which Deed of Trust was recorded on May 15, 1998, in Book 319 of Official Records, Page 159, Eureka County Recorder's Office, Eureka, Nevada, as Document No. 170121.

First parties declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or

other than this Deed between first parties and second parties with respect to said property.

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




JEFF HOARD



KAREN HOARD

STATE OF Nevada)
COUNTY OF Lander) SS.

This instrument was acknowledged before me on November 18, 1998, by JEFF HOARD and KAREN HOARD.

 MARY LOU WOODS
Notary Public - State of Nevada
Appointment Recorded in Lander County
Notary 04-1193-10 - Expires December 8, 2001
Dec 9, 2001



NOTARY PUBLIC

Grantees' Address:

APN 005-340-25

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
98 DEC 18 PM 12:57
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 9.00

171503

DECLARATION OF VALUE

Recording Date 12/18/98 Book 324 Page 160 Instrument # 171503

Full Value of Property Interest Conveyed

\$ 7780-

Less Assumed Liens & Encumbrances

-

Taxable Value (NRS 375.010, Section 4)

\$ 7780-

Real Property Transfer Tax Due

\$ 10.40

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

APN#:

INDIVIDUAL

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

Signature of Declarant

Name (Please Print)

Address

City

State

Zip

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

BETH WILSON, ESCROW OFFICER

Name (Please Print)

Escrow Number

First American Title Company of Nevada
Firm Name

331 7th Street

Address

Elko

NV

89801

City

State

Zip

Tax paid for the above transfer on
per NRS 375.030, Section 3.12/18, 19 98

Signature of Recorder or Representative