

173724

APN-01-194-05

When Recorded Return to:
Floyd B. Edgemon
Althea L. Cottam
33 So. Center Street
Yerington, NV 89447

FCL 98251439

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 20th day of November, 1999, between **STEWART TITLE OF NORTHEASTERN NEVADA, A NEVADA CORPORATION**, as Trustee as hereinafter stated, herein called Trustee and **FLOYD B. EDGEMON, AN UNMARRIED MAN AND ALTHEA L. COTTAM, AN UNMARRIED WOMAN**, herein called Grantee,

WITNESSETH:

WHEREAS, Doug Clarke, an unmarried man by Deed of Trust dated April 28, 1997 and recorded April 28, 1997, in Book 307, Page 525, as Document No. 166765, Official Records, in the Office of the County Recorder of Eureka County, State of Nevada, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described among other uses and purposes to secure the payment of certain promissory note(s) and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and,

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

WHEREAS, on July 14, 1998, the then Beneficiary, or holder of said note(s) did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on July 23, 1998, in the Office of the County Recorder of Eureka County, Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Book 320, Page 36, as Document No. 170393, of Official Records of said County; and,

WHEREAS, Trustee, in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes, in such cases made and provided, made and published more than twenty (20) days before the date of sale therein fixed in the Eureka Sentinel a newspaper of general circulation printed and published in said County of Eureka, State of Nevada, in which the premises to be sold are situated, and in the Elko Daily Free Press, a newspaper of general circulation printed and published in the County Elko, State of Nevada, in which the trustee's sale was held. Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provision of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful

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money of the United States on the 20th day of November, 1999 at the hour of 10:00 a.m. of said day, in the front lobby of the Stewart Title of Northeastern Nevada office located at 810 Idaho Street, in the City of Elko, County of Elko, State of Nevada; and

WHEREAS, true and correct copies of said Notice were posted in three of the most public places in the Fourth Judicial Township in the County of Elko, State of Nevada, in which said sale was noticed to take place, and three of the most public places in the Eureka Judicial Township in the County of Eureka, State of Nevada, in which the premises to be sold are situated for not less than twenty days before the date of sale therein fixed; and,

WHEREAS, compliance having been made with all of the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place did then and there at public auction sell the property hereinafter described to said Grantee for the sum of Forty-Five Thousand, Two Hundred, Seventy-Two & 39/100 Dollars (\$45,272.39), said Grantee being the highest and best bidder therefore.

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bed and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, expressed or implied, unto said Grantee, all that certain property situate in the County of Eureka, State of Nevada, described as follows:

Parcel 1 as shown on that certain Parcel Map for JACK SCOTT BURNETT filed in the office of the County Recorder of Eureka County, State of Nevada, on June 20, 1990, as file No. 132576, being a portion of Section 24, Township 19 North, Range 53 East, M.D.B.&M.

TOGETHER WITH the improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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IN WITNESS WHEREOF the said STEWART TITLE OF NORTHEASTERN NEVADA, A NEVADA CORPORATION, as Trustee, has this day caused its corporate name to be hereunto affixed by its Vice President thereunto duly authorized by resolution of its Board of Directors.

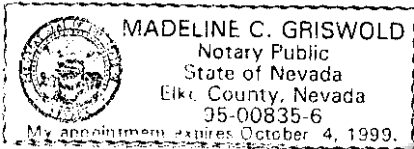
STEWART TITLE OF NORTHEASTERN NEVADA, A NEVADA CORPORATION

Colleen M. Memeo

BY: COLLEEN M. MEMEO, Vice President

STATE OF NEVADA)
) ss.
 COUNTY OF ELKO)

On this 10th day of September, 1999, there personally appeared before me, a Notary Public, COLLEEN M. MEMEO, VICE PRESIDENT, who acknowledged that she executed the above instrument on behalf of STEWART TITLE OF NORTHEASTERN NEVADA, A NEVADA CORPORATION.



Madeline C. Griswold
 Notary Public

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 OFFICIAL RECORDS
 RECORDED AT THE REQUEST OF
Stewart Title Co
 99 DEC 30 PM 2:14

EUREKA COUNTY NEVADA
 M.N. REBALEATI, RECORDER
 FILE NO. FEES 9.00

173724

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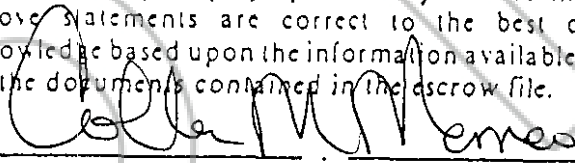
DECLARATION OF VALUE

Recording Date 12/30/99 Book 332 Page 207 Instrument # 173724

Full Value of Property Interest Conveyed \$ _____
Less Assumed Liens & Encumbrances - _____
Taxable Value (NRS 375.010, Section 4) \$ 45,272.39 **
Real Property Transfer Tax Due \$ 59.15

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

**Based on successful bid at Trustee's Sale plus costs of the Trustee

INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	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) _____	Signature of Declarant Colleen M. Memeo
Address _____	Name (Please Print) <u>98281439</u>
City _____ State _____ Zip _____	Escrow Number Stewart Title of Northeastern NV
	Firm Name 810 Idaho Street
	Address Elko, Nevada 89801
	City _____ State _____ Zip _____

Tax paid for the above transfer on 12/30, 1999, per NRS 375.030, Section J.


Signature of Recorder or Representative