

176365

When Recorded Return:

FCL 00251494

Grantee at:

PO Box 452

Eureka, NV 89316

APN: 01-194-05

TRUSTEE'S DEED UPON SALE

THIS INDENTURE made this 23rd day of February, 2001, between **STEWART TITLE OF NORTHEASTERN NEVA, A NEVADA CORPORATION**, as Trustee as hereinafter stated, herein called Trustee and **JACK SCOTT BURNETT, AN UNMARRIED MAN**, herein called Grantee,

WITNESSETH:

WHEREAS, Flo B. Edgemon, an unmarried man, and Althea L. Cottam, an unmarried woman, by Deed of Trust dated August 13, 1990 and recorded August 13, 1990, in Book 212, Page 462s Document No. 133148, 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 pressed, the property hereinafter described among other uses and purposes to secure payment of certain promissory note(s) and interest, according to the terms thereof, another sum 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 August 22, 2000, the then Beneficiary, or holder of said note(s) did execute and deliver to said Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on August 30, 2000, 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 336, Page 443, as Document No. 175113, of Official Records of said County, and re-recorded October 2, 2000, in Book 337, Page 062, as Document No. 1751 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, Notice of Sale 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 money of the United States on the 23 day of February, 2001, 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 Stet, in the City of Elko, County of Elko, State of Nevada; and

WHEREAS, true d correct copies of said Notice were posted in three of the most public places in the Seventh Judicial District, Eureka Judicial Township, in the County of Eureka, 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 Elko, 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 named did then and there at public auction sell the property hereinafter described to said Grantee for the sum of Fifth-Seve Thousand Four Hundred Twenty-One and 70/100 Dollars (\$57,421.70), said Grant being the highest and best bidder therefore.

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned being 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 Elko, State of Nevada, described as follows:

Parcel Number 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 Ju 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, remainrs and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF the said STEWART TITLE OF NORTHEASTERN NEVADA, A NEVADA CORPORATION, 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.

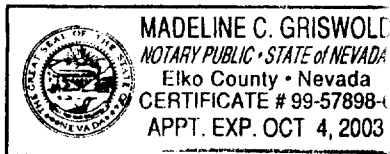
STEWART TITLE OF NORTHEASTERN
NEVADA, A NEVADA CORPORATION



BY: COLLEEN M. MEMEO,
Vice President

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this 6th of March, 2001, there personally appeared before me, a Notary Public, **CLEEN M. MEMEO, VICE PRESIDENT**, who acknowledged that she executed the above insment on behalf of **STEWART TITLE OF NORTHEASTERN NEVADA, A NEVADA CORPORATION**.





Notary Public

APN 01-194-05

BOOK 340 PAGE 475
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
01 MAR 15 AM 11:51
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 9.00

176365

BOOK 340 PAGE 477 •

State of Nevada:
Declaration of Value

1. Assessor Parcel Number

a) 01-194-05

b) _____

c) _____

d) _____

2. Type of Property:

- a) ☒ Vacant L. b) ☐ Single Fam. Res.
c) ☐ Condo/Town d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'/Ind'l
g) ☐ Agriculture h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of property: \$ _____

Deduct Assumed Liens and Encumbrances: (_____)

(Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)

Transfer Tax Value per NRS 375.010, Section 2: \$ ** 57,421.70

Real Property Transfer Tax: \$ 74.75

** based on
successful bid at
foreclosure sale

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason Exemption: _____

5. Partial Interest: Percent being transferred: 100 %

The undersigned Seller(s)/Buyer(s), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.030, that the information provided is correct to the best of their information and belief, and can be supported by documentation called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claim exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 12% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: Colleen Memeo

Print Name: Colleen Memeo VP of Stewart

Title of Northeastern Nevada

Address: 810 Idaho Street

City: Elko, NV 9801

State: Nevada

Telephone: (775) 738-31

Capacity: Vice President

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____

Print Name: _____

Address: _____

City: _____

State: _____

Telephone: () _____

Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: Stewart Title of Northeastern Nevada Esc. #: 00251494 FCL No. 00251494

(THIS PUBLIC RECORD'S FORM MAY BE RECORDED/MICROFILMED)