

176767

When Recorded Return and Mail Tax Statements to:
Everett S. Haney and Verla L. Haney
PO Box 442
Eureka, NV 89316

01250046

APN: 007-380-51

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 13th day of July, 2001, between **STEWART TITLE OF NORTHEASTERN NEVADA NEVADA CORPORATION**, as Trustee, as hereinafter stated, herein called Trustee and **EVETT S. HANEY AND VERLA L. HANEY, HUSBAND AND WIFE, AS JOINT TENANTS**, herein called grantee,

WITNESSETH:

WHEREAS, Dan Porter and Margie Porter, husband and wife by Deed of Trust dated June 1, 1998, recorded August 26, 1998, in Book 320, Page 561, as Document No. 170545, Official Records, in the Office of the County Recorder of Eureka County, State of Nevada, did grant a conveyance 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 January 27, 2001, the then Beneficiary, or holder of said note(s) did execute and deliver the Trustee written Declaration of Default and demand for sale and thereafter the same was filed for record on March 7, 2001, 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 340, Page 003, as Document No. 175894, 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 Elko Daily Free Press and Eureka Sentinel, newspapers of general circulation printed and published in said County of Eureka and County of Elko, State of Nevada, in which the premises to be sold are situated, 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 money of the

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United States on the 1st day of July, 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 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 Ninth 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 Eureka, State of Nevada, in which the premises to be sold are situated for not less than twenty days before the date of sale thereof; 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 now 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 Sixty-Three Thousand Six Hundred Sixty and 58/100 Dollars (\$63,660.58), said Grantee 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 situated in the County of Eureka, State of Nevada, described as follows:

Parcel 2, Lot A, shown on that certain Parcel Map for CURTIS P. HAYWARD filed in the office of the county Recorder of Eureka county, State of Nevada, on October 20, 1995 as File no. 159637, being a portion of Lot 11, Section 28, Township 20 North, Range 53 East, MDB&M. (Apn 7-370-23)

EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in patent recorded December 30, 1965, in Book 9, Page 2, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land 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 the improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainders 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

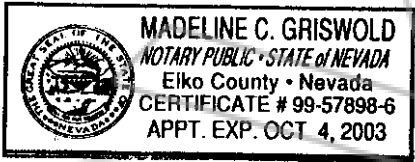
affixed by its Vice Pndent thereunto duly authorized by resolution of its Board of Directors.

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 19th of JULY, 2001, there personally appeared before me, a Notary Public, **CLEEN M. MEMEO, VICE PRESIDENT**, who acknowledged that she executed the above insument 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
01 JUL 26 AM 11:58
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES *9.00*

176767

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State of Nevada
Declaration of Value

1. Assessor Parcel Number

- a) 007-380-51
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # 176767
Book 342 Page 231
Date of Recording: 7-26-01
Notes: _____

2. Type of Property:

- a) ☐ Vacant La. b) ☒ Single Fam. Res.
c) ☐ Condo/Two 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:

\$ 63,660.58

Deduct Assumed Liens and Incumbrances:

(_____)

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

Transfer Tax Value per NRS 375.010, Section 2:

\$ ** 63,660.58

Real Property Transfer Tax:

\$ 83.20

** based on
successful bid at
foreclosure sale

4. If Exemption Claimed:

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

b. Explain Reason for exemption: _____

5. Partial Interest: Percentage transferred: _____%

The undersigned Seller (or) Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.11 that the information provided is correct to the best of their information and belief, and can be supported by documentation filed 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 1% 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 M. Mayo
Print Name: Colleen Mayo VP of Stewart
Title of Northeastern Nevada
Address: 810 Idaho Street
City: Elko, NV 89801
State: Nevada
Telephone: (775) 738-5111
Capacity: Vice President

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____
Print Name: Everett S. Haney
Address: PO Box 442
City: Eureka
State: NV 89316
Telephone: () _____
Capacity: Owner

COMPANY REQUESTING RECORDING

Co. Name: Stewart Title of Northeastern Nevada Esc. # FCL No. 01250046

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)