

APN: 002-033-27

When Recorded Mail to
Nevada Bank & Trust
PO Box 446
Carlin, NV 89822

BOOK 369 PAGE 222-224
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title Co
2003 NOV 25 PM 2:06

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. 183191
FEES 16⁰⁰

0325137

(Space Above For Recorder's Use Only)

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 17th day of November, 2003, between Stewart Title Of Northeastern Nevada, a Nevada corporation, as Trustee as hereinafter stated, herein called Trustee and **NEVADA BANK & TRUST COMPANY**, herein called Grantee,

WITNESSETH:

WHEREAS, Ric'd J. Hall and Anita R. Hall, husband and wife by Deed of Trust dated September 26, 2002 and recorded October 4, 2002, in Book 350, Page 335, as Document No. 178855, Official Records 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 things 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 a Notice of said Breach and Default hereinafter referred to, to which reference is hereby made;

WHEREAS, on June 19, 2003, 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 June 20, 2003, 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 363, Page 72, as Document No. 182154, 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 pubied 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 whiche premises to be sold are situated, and published more than twenty (20) days before the date of e therein fixed in the Elko Daily Free Press, a newspaper of general circulation printed and plished in the County of Elko, State of Nevada, in which said sale was noticed to take place. Nice of Sale as required by law, containing a correct description of the property to be sold and sing that the Trustee would under the provision of said Deed of Trust sell the property therein andrein described at public auction to the highest bidder for cash in lawful money of the United Sta on the 7th day of November, 2003 at the hour of 10:00 a.m. of said day, in the front lobby of the wart Title of Northeastern Nevada office located at 810 Idaho Street, in the City of Elko, County Elko, State of Nevada; and

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

WHEREAS, coniance having been made with all of the statutory provisions of the State of Nevada and with all die provisions of said Deed of Trust as to the acts to be performed and notices to be given, and inrticular, full compliance having been made with all requirements of law regarding the service of nces required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at thime and place did then and there at public auction sell the property hereinafter described to s Grantee for the sum of Forty Thousand, Thirty-Six Dollars & 57/100 Dollars (\$40,036.57), saGrantee being the highest and best bidder therefore.

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

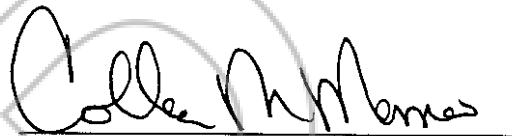
Parcel 4A as sho on that certain Parcel Map for Cattlemen's Title Guarantee Company filed ine office of the County Recorder of Eureka County, State of Nevada, on June . 1994, as File No. 153210, being a portion of Lot 9, Block 13 of CRESCENT VAEY RANCH 7 FARMS, UNIT NO. 1.

EXCEPTING TREFROM, all petroleum, oil, natural gas and products derived therefrom, within underlying said land or that may be produced therefrom, and all rights thereto, as rved by SOUTHERN PACIFIC LAND COMPANY in Deed to H.J. BUCHENAU and ELSIE BUCHENAU, FILED September 24, 1951 in Book 24, of Deeds at P: 168, 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, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF the said Stewart Title Of Northeastern Nevada, a Nevada corporation, as Trustee, this day caused its corporate name to be hereunto affixed by its Vice President thereunto duly authorized by resolution of its Board of Directors.

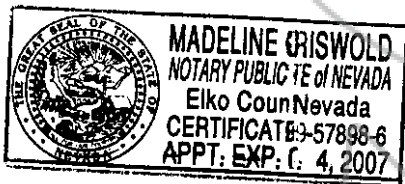
Stewart Title Of Northeastern
Nevada, a Nevada corporation



BY: Colleen M. Memeo,
Vice President

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this 17th of November, 2003, there personally appeared before me, a Notary Public, Colleen Memeo, Vice President, who acknowledged that she executed the above instrument on behalf of Stewart Title Of Northeastern Nevada, a Nevada corporation.


Notary Public

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 183191

Book: 369

Page: 222-224

Date of Recording: 11/25/03

Notes: _____

1. Assessor Parcel Number(s):

a) 002-033-27

b) _____

c) _____

d) _____

2. Type of Property:

a) XX Vacant Land

c) _____ Condo/Townhouse

e) _____ Apartment Bldg.

g) _____ Agricultural

i) Other: _____

b) XX Single Family Res.

d) _____ 2-4 Plex

f) _____ Comm'l/Ind'l

h) XX Mobile Home

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure of (Value of Property)

Transfer Tax Value

Real Property Transfer Tax 1:

\$ _____
\$ _____
\$ 40,036.57
\$ 157.95

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: Based on bid at FCI Sale

5. Partial Interest: Percentage transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed 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, Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature: [Signature] Capacity: _____
Signature: [Signature] Capacity: VP

SELLER (GRANTOR) INFORMATION

(required)
Print Name: Stewart Title of NE Nevada
Address: 810 Idaho Street
City/State/Zip: Elko, NV 89801

BUYER (GRANTEE) INFORMATION

(required)
Print Name: Nevada Bank & Trust Anita R
Address: PO Box 446
City/State/Zip: Carlin, NV 89822

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF Northeastern Nevada Escrow No.: 03251387
Address: _____
City/State/Zip: _____

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