

APN: 002-018-19

When Recorded Mail to:
Mr. and Mrs. Dave Rowe
5900 Feedlot Road
Winnemucca, NV 89445

BOOK 418 PAGE 157
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
2005 AUG -3 PM 1:54

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

200160

(Space Above For Recorder's Use Only)

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 24th day of June, 2005, between Stewart Title Of Northeastern Nevada, a Nevada corporation, as Trustee as hereinafter stated, herein called Trustee and **DAVE ROWE AND CARELON ROWE, HUSBAND AND WIFE AS JOINT TENANTS**, herein called Grantee,

WITNESSETH:

WHEREAS, Richard B. Kurtz, a single man by Deed of Trust dated Not Shown and recorded June 27, 2002, in Book 348, Page 87, as Document No. 178238, 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 February 3, 2005, 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 February 16, 2005, 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 406, Page 398, as Document No. 196232, 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 that twenty (20) days before the date of sale therein fixed in the Elko Daily Free Press 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 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 United States on the 24th day of June, 2005 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 Beowawe 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 Thirteen Thousand, One Hundred and Thirty Dollars & 81/100 Dollars (\$13,130.81), 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:

Lots 6 and 23, Block 20 of CRESCENT VALLEY RANCH & FARMS UNIT NO. 6
1, as per map recorded in the office of the County Recorder of Eureka County,
Nevada as File No. 34081.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed to H.J. BUCHENAU and ELSIE BUCHENAU, recorded September 24, 1951, in Book 24 of Deeds at Page 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.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

- a) 002-018-16
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>200160</u>
Book:	<u>418</u> Page: <u>157</u>
Date of Recording:	<u>8/3/05</u>
Notes:	_____

2. Type of Property:

- a) _____ Vacant Land
- b) _____ Single Family Res.
- c) _____ Condo/Townhouse
- d) _____ 2-4 Plex
- e) _____ Apartment Bldg.
- f) _____ Comm'l/Ind'l
- g) _____ Agricultural
- h) XX Mobile Home
- i) Other: _____

3. Total Value/Sales Price of Property

\$ _____

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 13,130.81

Real Property Transfer Tax Due:

\$ 52.65

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: Based on Successful Bid at FCL Sale

5. Partial Interest: Percentage being transferred: 100 %

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, the Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature: [Signature] Capacity: UP

Signature: _____ Capacity: _____

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: Dave ROWE
 Address: 5900 Feedlot Road
 City/State/Zip: Winnemucca, NV 89445

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

Company Name: STEWART TITLE OF Northeastern Nevada Escrow No.: 05250074
 Address: _____
 City/State/Zip: _____