

APN: 001-071-15

When Recorded Mail to:  
Mr. and Mrs. Wayne Robinson  
PO Box 287  
Eureka, NV 89316

**DOC # 0212710**

11/03/2008

11:19 AM

**Official Record**

Recording requested By  
STEWART TITLE OF NEVADA

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Fee: \$17.00

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RPTT: \$390.00

Recorded By: LLH

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(Space Above For Recorder's Use Only)

## TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 10th day of October, 2008, between Stewart Title of Nevada Holdings, Inc., Northeastern Division, a Nevada corporation as Trustee as hereinafter stated, herein called Trustee and **WAYNE ROBINSON AND MARY BETH ROBINSON, HUSBAND AND WIFE AS JOINT TENANTS**, herein called Grantee,

### WITNESSETH:

WHEREAS, The Holder Group Eureka, Inc., by Deed of Trust dated December 13, 2006 and recorded December 13, 2006, as Document No. 207305, 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 January 23, 2008, 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 January 28, 2008, 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 as Document No. 211622, 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

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 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 10th day of October, 2008 at the hour of 11:00 a.m. of said day, at the front entrance of the Eureka County Courthouse, located at 10 South Main Street, in the City of Eureka, County of Eureka, State of Nevada; and

WHEREAS, true and correct copies of said Notice were posted in three of the most public places in the 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 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 One Hundred Thousand Dollars & 00/100 Dollars (\$100,000.00), 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 of implied, unto said Grantee, all that certain property situate in the County of Elko, State of Nevada, described as follows:

Lot 2, Block 21: (Adjusted description of Lot 2)  
A parcel of land located within Section 13, Township 19 North, Range 53 East, M.D.B.&M., Town of Eureka, Eureka County, Nevada, being further described as follows:

Commencing at the most northerly corner of Lot 1 of Block 21 as shown on the map of Eureka Townsite filed in the Office of the Eureka County Recorder under File No. 127448, Corner No. 1, the true point of beginning of this description;  
Thence North 17°50' West, along the southwesterly right-of-way line of Buel Street for a distance of 16.00 feet to Corner No. 2;  
Thence South 72°09'55" West, along the adjusted boundary line between Lots 2 and 3 of Block 21 of Eureka Townsite for a distance of 111.21 feet to Corner No. 3, a point on the northeasterly right-of-way line of Main Street;  
Thence South 17°44' East, along the northeasterly right-of-way line of Main Street for a distance of 16.00 feet to Corner No. 4, a point described as being the most westerly corner of Lot 1, Block 21, Eureka Townsite;  
Thence North 72°09'56" East, along the original boundary line between Lots 1 and 2 as shown on said Eureka Townsite map for a distance of 111.24 feet to Corner No. 1, the true point of beginning of this description.



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Lot 3, Block 21: (Adjusted description of Lot 3)

A parcel of land located within Section 13, Township 19 North, Range 53 East, M.D.B.&M., Town of Eureka, Eureka County, Nevada, being further described as follows:

Commencing at the most northerly corner of Lot 1 of Block 21 as shown on the map of Eureka Townsite filed in the Office of the Eureka County Recorder under File No. 127448;

Thence North 17°50' West, along the southwesterly right-of-way line of Buel Street for a distance of 16.00 feet to Corner No. 1, the true point of beginning of this description;

Thence continuing North 17°50' West, along the southwesterly right-of-way line of Buel Street for a distance of 48.80 feet to Corner No. 2, a point which is described as being the most easterly corner of Lot 4, Block 21 of Eureka Townsite;

Thence South 72°10' West, along the boundary line between Lots 3 and 4 of Block 21 of Eureka Townsite for a distance of 111.12 feet to Corner No. 3, a point on the northeasterly right-of-way line of Main Street;


Thence South 17°44' East, along the northeasterly right-of-way line of Main Street for a distance of 48.80 feet to Corner No. 4;

Thence North 72°09'55" East, along the adjusted boundary line between Lots 2 and 3 for a distance of 111.21 feet to Corner No. 1, the true point of beginning of this description.

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 Nevada Holdings, Inc., Northeastern Division, 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 Nevada Holdings, Inc.,  
Northeastern Division a Nevada corporation



BY: Colleen M. Memeo,  
Vice President

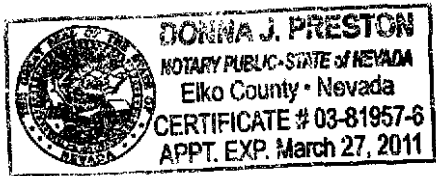


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STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF ELKO        )

On this 26<sup>th</sup> day of October, 2008, 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 Nevada Holdings, Inc., Northeastern Division, a Nevada corporation.



Donna J. Preston  
Notary Public

**COOPER**

DOC # DV-212710

11/03/2008 11:19 AM

Official Record

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
STEWART TITLE OF NEVADA

1. Assessor Parcel Number(s)

- a) 001-071-13
- b) 001-071-14
- c) \_\_\_\_\_
- d) \_\_\_\_\_

F  
C  
E  
C  
N

Eureka County - NV

Mike Rebaleati - Recorder

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2. Type of Property

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property)	( <u>0</u> )
Transfer Tax Value	<u>100,000.00</u>
Real Property Transfer Tax Due:	<u>\$390.00</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: 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 parties agree that 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: VP  
Stewart Title of Nevada Holdings, Inc.,

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_  
Wayne and Mary Beth Robinson

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name: Stewart Title of Nevada Holdings, Inc.,  
Address: 810 Idaho Street  
City/State/Zip Elko, NV 89801

Print Name: Wayne and Mary Beth Robinson  
Address: PO Box 287  
City/State/Zip Eureka, NV 89616

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

Company Name: Stewart Title of Nevada - Northeastern Division Escrow No 1004278-25  
Address: 810 Idaho Street  
City Elko State: NV Zip 89801