

DOC # 0213023

01/07/2009

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**Official Record**

Recording requested By  
STEWART TITLE OF NEVADA HOLDINGS

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Fee: \$15.00

Page 1 of 3

RPTT: \$585.00

Recorded By: FES

Book- 0484 Page- 0393

APN: 007-430 -02; 007-430-03; 007-430-04;  
007-430-07; 007-430-08; 007-430-09;  
007-430-10; 007-430-11; 007-370-47

When Recorded Mail to:  
Ruby Hill Ranch, LLC  
PO Box 281151  
Lamoille, NV 89828



(Space Above For Recorder's Use Only)

**TRUSTEE'S DEED UPON SALE**

THIS INDENTURE, made this 29<sup>th</sup> day of December, 2008, between Stewart Title of Nevada Holdings, Inc., Northeastern Division, a Nevada corporation as Trustee as hereinafter stated, herein called Trustee and **RUBY HILL RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY**, herein called Grantee,

**WITNESSETH:**

WHEREAS, Dugan Enterprises, LLC, a Nevada limited liability company by Deed of Trust dated February 28, 2008 and recorded March 4, 2008, as Document No. 211691, 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 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 July 11, 2008, the then Beneficiary, or holder of said note did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on August 6, 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. 212208, of Official Records of said County; and,

WHEREAS, Trustec, 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 12th day of December, 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 Seventh 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, Five Hundred Dollars & 00/100 Dollars (\$150,000.00), 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 whercof 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 Eureka, State of Nevada, described as follows:

Parcel 1 as shown on that certain Division into Large Parcels Map for Ruby Hill Ranch, LLC, filed in the office of the County Recorder of Eureka County, State of Nevada, on November 20, 2000, as File No. 175607, being a portion of Section 21, Township 20 North, Range 53 East, M.D.B.&M.

Parcel 1 and 2 as shown on that certain Parcel Map for Ruby Hill Ranch, LLC, filed in the office of the County Recorder of Eureka County, State of Nevada, on December 19, 1997, as File No. 169298, being a portion of Section 21, Township 20 North, Range 53 East, M.D.B.&M.

Parcels 23, 25 and 26 as shown on that certain Parcel Map for Ruby Hill Ranch, LLC, filed in the office of the County Recorder of Eureka County, State of Nevada, on December 19, 1997, as File No. 169299, being a portion of Section 21, Township 20 North, Range 53 East, M.D.B.&M.

Parcel A3 as shown on that certain Parcel Map for John A. Gourley filed in the office of the County Recorder of Eureka County, State of Nevada, on November 6,

1996, as File No. 165021, being a portion of Section 21, Township 20 North, Range 53 East, M.D.B.&M.

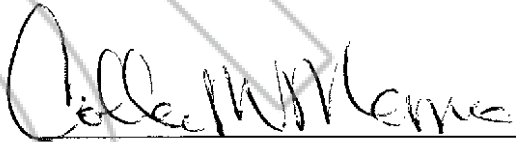
Parcel B3 as shown on that certain Parcel Map for William A. Crane filed in the office of the County Recorder of Eureka County, State of Nevada, on October 7, 1996, as File No. 164692, being a portion of Section 21, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America, in Patent recorded September 21, 1964, in Book 5, Page 582, Official Records, Eureka County, Nevada.

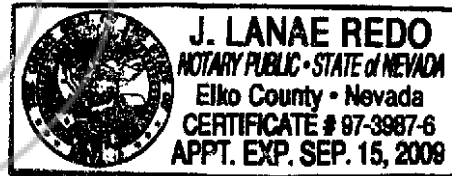
TOGETHER WITH the improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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



STATE OF NEVADA            )  
  ) ss.  
COUNTY OF ELKO            )

On this 29<sup>th</sup> day of December, 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.



Notary Public

STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-213023

01/07/2009

01:56 PM

Official Record

1. Assessor Parcel Number(s)

- a) 007-430-02; 007-430-03;
- b) 007-430-04, 007-430-07
- c) 007-430-08, 007-430-09;  
007-430-10; 007-430-11;
- d) 007-370-47

<b>FOR RECOR</b>
Document/In
Book _____
Date of Rec _____
Notes:

Recording requested By  
STEWART TITLE OF NEVADA HOLDINGS

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: FES RPTT: \$585.00  
Book- 0484 Page- 0393

2. Type of Property

- |  |   |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse           | d) <input type="checkbox"/> 2-4 Plex                |
| e) <input type="checkbox"/> Apartment Bldg.        | f) <input type="checkbox"/> Commercial/Industrial   |
| g) <input type="checkbox"/> Agricultural           | h) <input type="checkbox"/> Mobile Home             |
| i) <input type="checkbox"/> Other _____            |   |

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property)	( _____ )
Transfer Tax Value	150,000.00
Real Property Transfer Tax Due:	585.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being 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 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

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

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

**BUYER (GRANTEE) INFORMATION**

Print Name: Ruby Hill Ranch, LLC  
Address: PO Box 281151  
City/State/Zip Lamoille, NV 89828

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

Company Name: Stewart Title of Nevada - Escrow No 1010040-25  
Address: 810 Idaho Street  
City Elko State: NV Zip 89801