

APN: 007-370-44 (Eureka Co.)
APN: 077-009-001 (Elko Co.)

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

Order No. 1020819

DOC# 0215102
06/24/2010 11:30AM
Official Record
Recording Requested By
STEWART TITLE ELKO

Eureka County - NV
Mike Rebaletti - Recorder
Fee: \$18.00 Page: 001 of 005
RPTT: \$136.50 Recorded By FS
Book- 0500 Page- 0281



0215102

(Space Above For Recorder's Use Only)

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 24th day of June, 2010, between **STEWART TITLE OF NEVADA, NORTHEASTERN DIVISION, A NEVADA CORPORATION**, as Trustee as hereinafter stated, herein called Trustee and **RUBY HILLS RANCH, LLC**, herein called Grantee,

WITNESSETH:

WHEREAS, KenKaren Properties, LLC a Nevada Limited Liability Company and Kenneth E. Parker, Jr., and Karen H. Parker, Husband and Wife, by Deed of Trust dated December 26, 2007 and recorded December 26, 2007, as Document No. 211468, Official Records, in the Office of the County Recorder of Eureka County, State of Nevada; and recorded December 26, 2007 as Document No. 587767, Official Records, in the Office of the County Recorder of Elko 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 October 23, 2009, 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 November 13, 2009, in the Office of the County Recorder of Elko County, Nevada; and 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. 211468, of Official Records of Eureka County and as Document No. 587767, of Official Records of Elko 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 a newspaper of general circulation printed and published in the County of Elko, State of Nevada, in which the premises to be sold are situated, and the Eureka Sentinel a newspaper of general circulation printed and published in the 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 properties 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 7th day of December, 2009 at the hour of 10:00 a.m. of said day, at the front entrance of the Elko County Courthouse located at 571 Idaho Street, in the City of Elko, County of Elko, State of Nevada; and 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 Fourth Judicial Township in the County of Elko, State of Nevada and 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 in the Fourth Judicial Township in the County of Elko, State of Nevada and in three of the most public places in the Seventh 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 located in Eureka County Nevada hereinafter described to said Grantee for the sum of Ninety-Five Thousand and 00/100 Dollars (\$95,000.00); and sell the property located in Elko County Nevada hereinafter described to said Grantee for the sum of Thirty-Five Thousand and 00/100 Dollars (\$35,000.00), said Grantee being the highest and best bidder therefore.

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned had 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 Elko and County of Eureka, State of Nevada, described as follows:



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PARCEL 1:

The land referred to herein is situated in the State of Nevada, County of Elko, described as follows:

A parcel of land located in the SE1/4 of Section 21, Township 33 North, Range 55 East, M.D.B.&M., more particularly described as follows:

Beginning at the SE Corner of Section 21, being Corner No. 1 the point of beginning;

Thence N. 89° 21' 52" W., 2676.82 feet along the South boundary of said Section 21, to Corner No. 2 being the South 1/4 Corner of said Section 21,

Thence N. 2° 01' 02" E., 176.44 feet along the West boundary of the SE1/4 of said Section 21 to Corner No. 3;

Thence N. 65° 36' 30" E., 2436.01 feet to Corner No. 4 being a point on the centerline of a curve on Hamilton Stage Road;

Thence from a tangent bearing S. 24° 23' 30" E., a curve to the left with a radius of 500.00 feet through a central angle of 17° 16' 10" for an length of 150.70 feet along said centerline of Hamilton Stage Road to Corner No. 5;

Thence S. 41° 39' 40" E., 377.81 feet along said centerline of Hamilton Stage Road to Corner No. 6;

Thence from a tangent bearing S. 41° 39' 40" E., a curve to the right with a radius of 500.00 feet through a central angle of 15° 46' 01" for an arc length of 137.59 feet along said centerline of Hamilton Stage Road to Corner No. 7;

Thence S. 25° 53' 39" E., 101.97 feet along said centerline of Hamilton Stage Road to Corner No. 8 being a point on the East boundary of said Section 21;

Thence S. 0° 10' 56" W., 598.17 feet along the East boundary of said Section 21 to Corner No. 1 the point of beginning.

Said parcel being known as Parcel 1 in Block I of the amended record of survey map for Western Hills as recorded in the Office of the County Recorder, Elko County, Nevada on February 25, 1975, as File No. 89140.

PARCEL 2:

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:



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Parcel 3 as shown on that certain Division of Land into Large Parcels Map 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 Sections 21 and 28, 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 patents recorded September 21, 1964 in Book 5, Page 582, and December 30, 1965 in Book 9, Page 422, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM one-half of mineral rights, oil or gas as 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.

FURTHER EXCEPTING THEREFROM undivided 25% interest in and to all minerals of every kind, nature and description lying in and under said land as conveyed to IVAN L. SMART, an Unmarried Man in Deed recorded May 2, 1994 in Book 268, Page 463, and re-recorded May 5, 1994 in Book 269, Page 12, Official Records, Elko 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, NORTHEASTERN DIVISION, A NEVADA CORPORATION, as Trustee, has this day caused its corporate name to be hereunto affixed by its President thereunto duly authorized by resolution of its Board of Directors.

**STEWART TITLE OF NEVADA,
NORTHEASTERN DIVISION, A NEVADA
CORPORATION**



BY: **COLLEEN M. MEMEO,**
President

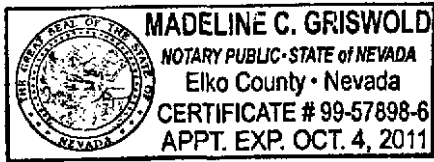


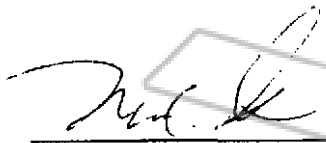
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STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this 24th day of June, 2010, there personally appeared before me, a Notary Public, **COLLEEN M. MEMEO, PRESIDENT**, who acknowledged that she executed the above instrument on behalf of **STEWART TITLE OF NEVADA, NORTHEASTERN DIVISION, A NEVADA CORPORATION**.





Notary Public

COOPER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 007-370-44
- b) _____
- c) _____
- d) _____

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

	<u>35000.00</u>
Deed in Lieu of Foreclosure Only (Value of Property) (_____)	
Transfer Tax Value	<u>35000.00</u>
Real Property Transfer Tax Due:	<u>136.50</u>

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 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: *Colleen Mcmea* Capacity: Pres.
 Stewart Title of Nevada, Northeastern Division

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: P.O. Box 281151
 City/State/Zip Lamoille, NV 98928

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

Company Name: Stewart Title of Nevada Escrow No 1020819-25
 Address: 810 Idaho Street
 City Elko State: NV Zip 89801