

TRUSTEE'S DEED UPON SALE

This Indenture, made this 16th day of April, 1971, between

NEVADA NATIONAL INSURANCE CO. NEBACO, INC., Substitute

a Nevada corporation, as Trustee as hereinafter stated, herein called Trustee, and NEVADA NATIONAL BANK herein called Grantee, WITNESSETH:

WHEREAS, AARON L. SEIP, JR. and ROBERTA SEIP

by Deed of Trust dated SEE EXHIBIT "A" ATTACHED in the office of the County Recorder of Lincoln 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 those certain promissory note B 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 September 1, 1970 the then Beneficiary, or holder of said note B did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on September 11, 1970 in the office of the County Recorder of Lincoln 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 "R" of Misc., as Document No. B, 49511 & 49512 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 for more than twenty (20) days before the date of sale therein fixed in THE LINCOLN COUNTY RECORD, a newspaper of general circulation printed and published in said County of Lincoln, 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 provisions 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 16th day of April, 1971 at the hour of 10:00 o'clock A.M. of said day, at the main entrance of Nevada National Bank, 233 South Fourth Street, in the City of Las Vegas, County of Clark, State of Nevada, and,

WHEREAS, three true and correct copies of said Notice were posted in three of the most public places in the County of Lincoln, State of Nevada, in which said sale was noticed to take place, and where the property is to be sold for not less than twenty days before the date of sale therein fixed, and,

WHEREAS, compliance having been made with all 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 aforesaid did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of THIRTY THOUSAND SIX HUNDRED EIGHTY-NINE AND 46/100 Dollars (\$ 30,689.46), said Grantee being the highest and best bidder therefor.

NOW, THEREFORE, Trustee, in consideration of the premises recited and the sum above mentioned bid 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, express or implied, unto the said Grantee NEVADA NATIONAL BANK

all that certain property situate in the County of Lincoln,

State of Nevada, described as follows:

SEE EXHIBIT "B" ATTACHED AND MADE A PART HEREOF



SPACE BELOW THIS LINE FOR RECORDER'S USE

RECORDING REQUESTED BY NEVADA NATIONAL BANK ATT: JACK ROBERTO 4TH & BRIDGER LAS VEGAS, NEV. 89101

AND WHEN RECORDED MAIL TO NEVADA NATIONAL BANK

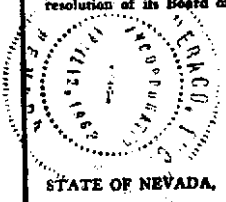
Chicago Nevada Title Insurance Co. 7360 Las Vegas Blvd.

No. 40083 filed and recorded at the request of Nevada National Bank at 3:07 P.M., April 16, 1971 Book 1 of Official Record Page 179 - 182, Lincoln County, Nevada records.

Dominick Bellingheri County Recorder, Lincoln County, Nevada

TOGETHER WITH all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise.

IN WITNESS WHEREOF the said ~~NEVADA TITLE INSURANCE CO.~~ NEBACO, INC., as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Attorney ~~Leslie T. Jones~~ ~~Leslie T. Jones~~ thereunto duly authorized by resolution of its Board of Directors.



NEBACO, INC.
NEVADA TITLE INSURANCE CO., TRUSTEE aforesaid

By: Leslie T. Jones
Leslie T. Jones, Attorney
~~Leslie T. Jones~~

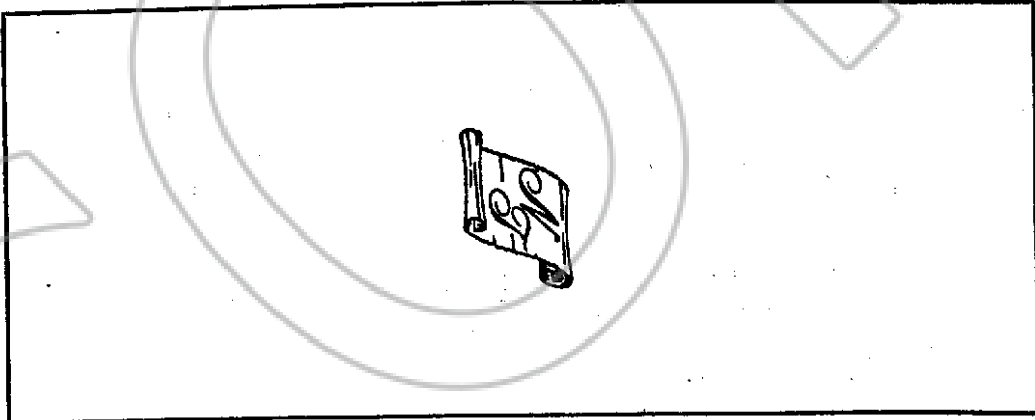
STATE OF NEVADA, }
COUNTY OF CLARK }

On this 16th day of April, 1971, personally appeared before me, a Notary Public in and for said Clark County, LESLIE T. JONES, Attorney

known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.
Notary Public - State of Nevada
CLARK COUNTY
Daniel Giangiacomo
My Commission Expires Sept. 1, 1971

[Signature]
Notary Public in and for said County and State
My commission expires _____, 19____



Nevada Title Insurance Co.
as Trustee
Home Office
118 South Fourth Street
LAS VEGAS
**TRUSTEE'S DEED
UPON SALE**
FROM
BOOK 1 PAGE 180

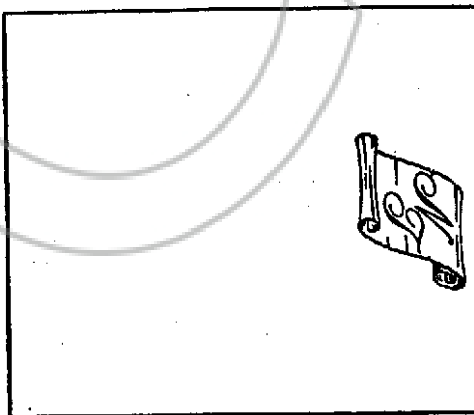


EXHIBIT "A"

dated October 13, 1967 and recorded October 19, 1967 in Book "P" of Mortgages of Official Records, as Document No. 45664; and

dated September 26, 1968 and recorded October 28, 1968 in Book "P" of Mortgages of Official Records, as Document No. 46832 and re-recorded November 14, 1968 as Document No. 46881;

in the office of the County Recorder of Lincoln County, State of Nevada,

Lincoln County

EXHIBIT "E"

Situate in the County of Lincoln, State of Nevada, and further described as follows:

PARCEL NO. 1:

That portion of the Southwest quarter (SW 1/4) of the Northeast quarter (NE 1/4) of Section 5, Township 7 South, Range 61 East, M.D.B. & M., described as follows:

BEGINNING at a point 20.9 rods South of the Southwest corner of the Northwest quarter (NW 1/4) of the Northeast quarter (NE 1/4) of said Section 5, and running thence South 26.8 rods, thence in a Southeasterly direction along an old ditch bank 24.8 rods; thence East 26.8 rods, thence in a Northwesterly direction, six feet from and parallel to the drain or channel, 39.7 rods, thence West 38 rods to the place of beginning.

PARCEL NO. 2:

The Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4) and the South 20 rods of the Northeast quarter (NE 1/4) of the Northwest quarter (NW 1/4) of Section 5, Township 7 South, Range 61 East, M.D.B. & M.

PARCEL NO. 3:

That portion of the Southwest quarter (SW 1/4) of the Northeast quarter (NE 1/4) of Section 5, Township 7 South, Range 61 East, M.D.B. & M., described as follows:

BEGINNING at the center corner of said Section 5; thence Easterly along the South line of the Northeast quarter (NE 1/4) a distance of 520 feet to a point; thence North 22° East a distance of 400 feet to a point; thence North 89° West a distance of 441 feet to a point; thence North 40° West a distance of 104 feet; thence North 49° West a distance of 148 feet to a point; thence North 84° West a distance of 135 feet to a point on the North-South centerline of said Section 5; thence Southerly along said North-South centerline a distance of 520 feet to the TRUE POINT OF BEGINNING.