

sc - 20591

TO 8051 NV (10-66)

RPTT

When recorded return to:

~~BOOKS~~ \$58.30

No. LV-125096-Fc1

Mr. & Mrs. Charles M. Brown  
1770 Leonard Lane  
Las Vegas, Nevada 89108



# TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made

June 4, 1971

between

## TITLE INSURANCE AND TRUST COMPANY

a California corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and

CHARLES M. BROWN and CARMA BROWN, husband and wife as joint tenants,

(herein called GRANTEE)

### WITNESSETH:

WHEREAS, by Deed of Trust dated November 10, 1967, and recorded December 6, 1967 as Document No. 45816 in Book P at page 299 of Mortgages in the Office of the County Recorder of Lincoln County, Nevada, Aaron L. Seip, Jr. and Roberta Jean Seip, husband and wife,

did grant and convey the property herein described to Title Insurance and Trust Company, a California corporation, upon the Trusts therein expressed, to secure, among other obligations, payment of that one certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

WHEREAS, breach and default occurred under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default, to which reference is hereinafter made; and

WHEREAS, on December 17, 1970 the Owner of said note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of said Breach and Default and of Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded December 18, 1970 as Document No. 49733 in Book R, at page 359 of Miscellaneous in the Office of the County Recorder of said County; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and in compliance with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly therein and hereinafter described, said property being in the County of Lincoln, State of Nevada, and fixing the time and place of sale as June 4, 1971 at 10:00 o'clock A. M. at the front entrance of the Office of the Trustee, located at 309 South Third Street, Las Vegas, Nevada,

and caused a copy of said Notice to be posted for not less than twenty days before the date of sale therein fixed, in three public places in the City or Township of Alamo, Lincoln County, where said property is located, and in three public places in the City of Las Vegas, where said property was to be sold; and said Trustee caused a copy of said Notice to be published once a week for three successive weeks before the date of sale in The Lincoln County Record, a newspaper of general circulation printed and published in the County in which said real property is situated, the first date of such publication being May 13, 1971; and,

WHEREAS, copies of said recorded Notice of Default and said Notice of Sale were mailed to all those who were entitled thereto in accordance with Section 107.090 of the Nevada Revised Statutes; and

Lincoln County

WHEREAS, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

WHEREAS, at the time and place fixed as aforesaid, Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$ 52,960.00 paid in lawful money of the United States of America by the satisfaction of the indebtedness then secured by the said Deed of Trust, pro tanto.

NOW THEREFORE, Trustee, in consideration of the premises recited and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, express or implied, all that certain property situate in the County of Lincoln, State of Nevada, described as follows:

Legal description attached hereto, marked Exhibit "A", and made a part hereof

IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Vice-President and Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.

STATE OF NEVADA }  
COUNTY OF CLARK } ss.

On June 4, 1971, personally appeared before me, a Notary Public, in and for said County and State, H. W. Wandesforde, known to me to be the Vice President of the Corporation that executed the foregoing instrument and upon oath, did depose that he is the Officer of the Corporation as above designated; that he is acquainted with the seal of said Corporation and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated after said signatures; and that said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

Signature Linda Hitt  
Name (Typed or Printed)

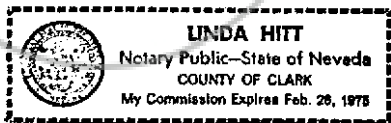
TITLE INSURANCE AND TRUST COMPANY  
as Trustee aforesaid.

H. W. Wandesforde  
H. W. Wandesforde, Vice President

Norma L. Fraley  
Norma L. Fraley, Assistant Secretary

No. 50136  
FILED AND RECORDED AT REQUEST OF  
TITLE INS. & TRUST CO.  
June 8, 1971  
AT 1 MINUTES PAST 1 O'CLOCK  
P.M. IN BOOK 1 OF OFFICIAL  
RECORDS, PAGE 396-398 LINCOLN  
COUNTY, NEVADA.

Norma L. Fraley  
COUNTY RECORDER



(This area for Official Notarial Seal)

(This area for Recorder's use)

EXHIBIT "A" attached to and made a part of that Trustee's Deed, dated June 4, 1971 from Title Insurance and Trust Company to Charles M. Brown and Carma Brown, husband and wife as joint tenants

PARCEL I.

That portion of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 5, Township 7 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the Northeast corner of Block Thirty-six (36) Alamo Townsite Plat "A", as shown by map thereof on file in the Office of the County Recorder of Lincoln County, Nevada; thence East a distance of 5 rods to a point; thence North a distance of 5.6 rods to the TRUE POINT OF BEGINNING; thence continuing North a distance of 7.2 rods to a point on the South line of that certain parcel of land conveyed by Mary A. Stewart to Mary S. Lee by deed recorded April 15, 1941, in Book F-1 of Deeds, page 89, Lincoln County, Nevada records; thence West along the said South line a distance of 14.6 rods to a point; thence Southerly a distance of 7.2 rods to a point; thence East a distance of 14.97 rods to the TRUE POINT OF BEGINNING.

PARCEL II:

BEGINNING at the Northwest corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 5, thence 41.8 rods East; thence in a southerly direction 33.8 rods; thence West 42 rods; thence North 32.2 rods to the point of beginning, being all in the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 5, Township 7 South, Range 61 East, M.D.B. & M.

PARCEL III:

Government Lot One (1) of the Northeast Quarter (NE $\frac{1}{4}$ ); the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ); and the East Half (E $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 5, Township 7 South, Range 61 East, M.D.B. & M.

EXCEPTING THEREFROM the following described property:

COMMENCING at the Southeast corner of the East Half (E $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 5, thence running West 50 feet to the PLACE OF BEGINNING, thence West 400 feet, thence North 407 feet, thence East 400 feet, thence South 407 feet to the PLACE OF BEGINNING.

FURTHER EXCEPTING THEREFROM the property described as follows:

COMMENCING at the Southeast corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 5, thence West 1080.52 feet to said POINT OF BEGINNING, thence North 350 feet, thence East 450 feet, thence South 350 feet, thence West 450 feet to the PLACE OF BEGINNING.

PARCEL IV:

A parcel of land situate in the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 5, Township 7 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at a point 200 feet South of the center of Section 5, and running thence South on Quarter Section Line 287 feet, thence West 339 feet, thence North 100 feet, thence on an angle of about North 60° East about 385 feet to the POINT OF BEGINNING.

PARCEL V:

A parcel of land situate in the Southeast corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) (Lot 2) of Section 5, Township 7 South, Range 61 East, M.D.B. & M., described as follows:

BEGINNING at a point 26 feet West of the Southeast corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section 5, which point is on the West boundary line of the Highway Right-of-way, running thence North 177 feet, thence West 750 feet, thence South 177 feet, thence East 750 feet to the PLACE OF BEGINNING.

EXCEPTING from the above described parcels all State and County roads and highways and any portion thereof which may lie within any drainage ditches.