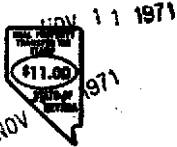


TO 5051 NV (10-66)

When recorded return to:
Mr. & Mrs. Charles Perbal
4400 Lindell - Apt. 23-H
St. Louis, Mo. 63108

RPTT
BUSINESS 66.00

No. LV-130725-Fc1



TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made November 8, 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 PERBAL and MARTHA LOUISE PERBAL, husband and wife, as joint tenants,

(herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated February 12, 1970, and recorded February 20, 1971 as Document No. 48806 in Book "P" at page 500 of Mortgages in the Office of the County Recorder of Lincoln County, Nevada, Fay James Hansen and Dorris J. Hansen, 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 June 30, 1971 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 July 9, 1971 as Document No. 50528 in Book 2 at page 121 of Official Records 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 November 8, 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 Pahranaagat 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 October 14, 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 \$60,000.00 paid in hand 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:

The East Half (E 1/2) of Section Thirty-one (31) in Township 3 South, Range 55 East, MDB&M.

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 } ss.
COUNTY OF CLARK }

On November 8, 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.

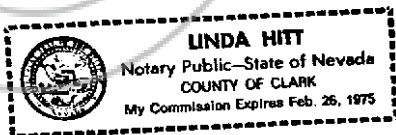
TITLE INSURANCE AND TRUST COMPANY
Trustee aforesaid.

BY: *H. W. Wandesforde*
H. W. Wandesforde, Vice President

BY: *Norma L. Fraley*
Norma L. Fraley, Assistant Secretary

Signature *Linda Hitt*

Name (Typed or Printed)



(This area for Official Notarial Seal)

No. 51053
FILED AND RECORDED AT REQUEST OF
Title Ins. & Trust Co.
November 11, 1971

AT 1 MINUTES PAST 9 O'CLOCK
A.M. IN BOOK 3 OF OFFICIAL
RECORDS, PAGE 154-155 LINCOLN
COUNTY, NEVADA.

County Recorder
COUNTY RECORDER

(This area for Recorder's use)