

TRUSTEE'S DEED

THIS INDENTURE, made this 16th day of February, 1978, between IONE JACKMAN, party of the first part and hereinafter referred to as "First Party", and J. M. HAMMON, party of the second part and hereinafter referred to as "Second Party";

W I T N E S S E T H:

WHEREAS, by a Deed of Trust dated the 8th day of December, 1975, executed by HOWARD THORLEY and TREVA PEG THORLEY, husband and wife, and FRED BERGSTROM and CONNIE S. BERGSTROM, husband and wife, as Trustor, and J. M. HAMMON and GLADYS HAMMON, husband and wife, were named as the Beneficiary, and ROBERT L. GARDNER was named as Trustee, which Deed of Trust was recorded on the 24th day of December, 1975, in Book 16, Pages 90-91, of Lincoln County, State of Nevada, did grant and convey the property hereinafter described to ROBERT L. GARDNER, as Trustee, for the uses and purposes set out in said Deed of Trust, to-wit: Among other uses, to secure the payment of a certain Promissory Note and interest according to the terms thereof and other sums of money advanced and interest thereon, executed by the Trustor in said Deed of Trust, and made due and payable to the above named Beneficiary, and

WHEREAS, the said HOWARD THORLEY and TREVA PEG THORLEY, husband and wife, and FRED BERGSTROM and CONNIE S. BERGSTROM, husband and wife, failed to pay the indebtedness which was secured by said Deed of Trust, in the time and in the manner provided for in the Promissory Note so secured by said Deed of Trust, and was, therefore, in default, and

WHEREAS, J. M. HAMMON, the owner and holder of said Note, by reason of the default in the payments as hereinabove stated, caused his Notice of Breach, Default and Election to Sell Under Deed of Trust, which Notice was dated the 29th day of July, 1977, to be recorded in the Office of the County Recorder.

C. E. HORTON  
ATTORNEY AT LAW  
777 AULMAN STREET  
P. O. BOX 1266  
ELY, NEVADA 89301  
289-6221

Lincoln County

1 of Lincoln County, State of Nevada, in Book 21, Pages 279-280,  
2 of Official Records, on the 2nd day of August, 1977; that said  
3 Notice of Breach, Default and Election to Sell Under Deed of  
4 Trust was mailed, by certified mail with postage prepaid, to  
5 the said HOWARD THORLEY and TREVA PEG THORLEY, husband and wife,  
6 and FRED BERGSTROM and CONNIE S. BERGSTROM, husband and wife,  
7 describing the deficiency in payment and containing a notice  
8 of intent to declare the entire unpaid balance due and payable,  
9 and

10 WHEREAS, the said Beneficiary, under date of the  
11 13th day of January, 1978, executed an Appointment of New Trustee,  
12 whereby IONE JACKMAN was appointed as Trustee in the place and stead  
13 of ROBERT L. GARDNER, and which said Appointment of New Trustee  
14 was recorded in Book 23, Pages 650-651, in the Office of the  
15 County Recorder of Lincoln County, State of Nevada, under a  
16 date of January 18, 1978, and

17 WHEREAS, thereafter not less than three (3) months  
18 having elapsed after the date of the recordation of said Notice  
19 of Breach, Default and Election to Sell Under Deed of Trust,  
20 J. M. HAMMON made a demand upon the above named Trustee, IONE  
21 JACKMAN, to proceed to sell the property upon which the Deed  
22 of Trust placed a lien, or so much thereof as would be necessary  
23 to pay the debt in the sum of \$35,000.00, interest in the sum  
24 of \$5,437.61, due and unpaid, together with expenses of sale in the  
25 sum of \$128.55 and expenses of the Trust: Attorney's fee in  
26 the sum of \$3,500.00, and Trustee's fee in the sum of \$566.67,  
27 amounting to the total sum of \$44,632.83, and

28 WHEREAS, in pursuance of said demand, Notice of  
29 said Trustee's Sale was given, which Notice was dated on the 17th  
30 day of January, 1978, and which Notice designated the 16th day  
31 of February, 1978, to be the date of the sale, and which Notice  
32 likewise designated the time and place of said sale; that said

C. E. MORTON  
ATTORNEY AT LAW  
77 AULTMAN STREET  
P. O. BOX 1260  
ELY, NEVADA 89301  
298-4431

Lincoln County

1 Notice of Trustee's Sale fully described the property in said  
2 Deed of Trust which would be sold, and complied with the require-  
3 ments of the laws of the State of Nevada in regard to the sale  
4 of real property under execution; that said Notice stated that  
5 the said property would be sold at public auction to the highest  
6 bidder for cash in lawful money at the front door of the Court-  
7 house in the Town of Pioche, County of Lincoln, State of Nevada,  
8 on the 16th day of February, 1978, at the hour of 10:00 o'clock,  
9 A.M., of said date; that a copy of said Notice was published  
10 three (3) times, once a week, for three (3) successive weeks;  
11 said publication being made in The Lincoln County Record, a news-  
12 paper of general circulation printed and published in the County  
13 of Lincoln, State of Nevada; said Notice of Trustee's Sale was  
14 also posted for twenty (20) days successively, in three (3) public  
15 places of the township where the property is situated, and also  
16 where the property was sold in the Town of Pioche, County of  
17 Lincoln, State of Nevada, as follows: One copy at the Lincoln  
18 County Library, Town of Pioche, County of Lincoln, State of Nevada;  
19 one copy at the Post Office, Town of Pioche, County of Lincoln,  
20 State of Nevada; one copy at the Lincoln County Courthouse, Town  
21 of Pioche, County of Lincoln, State of Nevada, and one copy  
22 at the Museum, Town of Pioche, County of Lincoln, State of Nevada;  
23 the said Notice of Trustee's Sale was also mailed, by certified  
24 mail with postage prepaid, to the said HOWARD THORLEY and TREVA  
25 PEG THORLEY, husband and wife, and FRED BERGSTROM and CONNIE S.  
26 BERGSTROM, husband and wife, at the addresses of the said HOWARD  
27 THORLEY and TREVA PEG THORLEY, husband and wife, and FRED BERG-  
28 STROM AND CONNIE S. BERGSTROM, husband and wife; and  
29  
30 WHEREAS, the above named Trustee, IONE JACKMAN,  
31 in pursuance of the terms of sale as stated in said Notice, did,  
32 on the 16th day of February, 1978, at the hour of 10:00 o'clock,  
A.M., of said date, at the place of sale designated in said Notice

C. E. HORTON  
ATTORNEY AT LAW  
17 AULTMAN STREET  
P. O. BOX 1280  
LY. NEVADA 89301  
249-1491

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Lincoln County

1 and after due Notice had been given, as stated herein, and after  
2 all the statutory provisions of the State of Nevada and all the  
3 provisions of the said Deed of Trust had been complied with as  
4 to acts to be performed and notices to be given, cause to be  
5 offered for sale at public auction to the highest bidder, the  
6 property hereinafter described in accordance with the said Notices,  
7 and at said time and place thereupon caused to be sold the property  
8 in said Deed of Trust, as hereinafter described, as a whole and  
9 the same was fairly struck off to the party of the second part  
10 for the sum of \$20,000.00; that the said second party, being  
11 the highest and only bidder, and said sum being the highest and  
12 only price bid for said property, and no person or corporation  
13 offering to take any part of said property less than the whole  
14 for the amount of the indebtedness, including interest and expenses  
15 of sale and of the trust due and unpaid;

16 NOW, THEREFORE, THIS INDENTURE WITNESSETH:

17 That the said first party, IONE JACKMAN, in order  
18 to carry into effect the sale so made as aforesaid, in pursuance  
19 of said Deed of Trust and the conformity of the Notices so made  
20 and published, and also in consideration of the premises and  
21 the said sum of \$20,000.00, so bid by said Purchaser, the receipt  
22 whereof is hereby acknowledged, the same being applied by IONE  
23 JACKMAN in accordance with the provisions of said Deed of Trust,  
24 does hereby grant and convey, without warranty, unto the said  
25 second party herein, or assigns forever, all of the following  
26 described property, to-wit:

27 The following described property situated in Lincoln  
28 County, Nevada:

29 SW 1/4 NW 1/4 and NW 1/4 SW 1/4 of Section 5; NE 1/4  
30 SE 1/4 and SE 1/4 NE 1/4 of Section 6; all in T2S,  
31 R67E, Mt. Diablo Base and Meridian. Together with a  
water right evidenced by Water Certificate No. 4692  
issued by the State of Nevada.

32 Together with grazing privileges issued by or held  
under the United States of America, Bureau of Land

C. E. HORTON  
ATTORNEY AT LAW  
77 AULTMAN STREET  
P. O. BOX 1286  
CLY. NEVADA 89301  
299-4437

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Lincoln County

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Management, as follows:  
3,704 AUM in the Thorley Allotment, Panaca Unit;  
and 98 AUM in the Highland Peak Allotment, Delamar  
Unit. The grazing privileges are for sheep, and  
the grazing period is March 1 to May 15 and October  
16 to February 28 each year.

Together with all range improvements heretofore made  
by the Grantors and cooperative agreements and/or  
permits to construct and maintain range improvements,  
approved or issued by the Bureau of Land Management.

Together with Forest Service grazing permit known as  
the Willis Creek Allotment for 1200 head of sheep in  
Kane County, Utah, grazing period from June 15 to  
October 1 of each year.

Together with all rights, privileges, and improvements  
thereunto belonging or in anywise appertaining.

Also, the SW 1/4 SW 1/4 of Section 32, T1S, R67E, Mt.  
Diablo Base and Meridian.

Together with all rights, privileges and improvements  
thereunto belonging or in anywise appertaining.

Together with all buildings, fixtures and improvements  
thereon and all water rights, rights of way, ease-  
ments, rents, issues, profits, income, tenements,  
hereditaments, privileges and appurtenances thereunto  
now or hereafter used or enjoyed with said property,  
or any part thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the property  
above described and hereby conveyed, together with the tenements,  
hereditaments and appurtenances thereunto belonging or in anywise  
appertaining, and the reversion and reversions, remainder and  
remainders, rents, issues and profits thereof, unto the said  
second party, his heirs and assigns forever, but without covenant  
or warranty, implied or expressed, regarding the title of said  
property or the encumbrances thereon.

IN WITNESS WHEREOF, the said above named First Party  
has hereunto set her hand as of the day and year first above  
written.

*Ione Jackman*  
Ione Jackman, as Trustee

C. E. HORTON  
ATTORNEY AT LAW  
77 AULTMAN STREET  
P. O. BOX 1880  
ELY, NEVADA 89301  
259-4481

Lincoln County

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State of Nevada, }  
County of White Pine. } ss.

On February 16, 1978, personally appeared before me, IONE JACKMAN, who acknowledged that she executed the above instrument.

*E. Horton*  
Notary Public

Documentary Transfer Tax \$ 22.00  
( ) Computed on full value of property conveyed; or  
( ) Computed on full value less liens and encumbrances remaining thereon at time of transfer.

\_\_\_\_\_  
Firm Name

Under seal of notary:  
*E. Horton*  
Signature of Notary or agent determining tax

No. 61806  
FILED AND RECORDED AT REQUEST OF  
E. Horton, Esq.  
April 28, 1978

AT 1 MINUTE PAST 1 O'CLOCK  
P. M. IN BOOK 25 OF OFFICIAL  
RECORDS, PAGE 230 LINCOLN  
COUNTY, NEVADA.  
*Official Seal*  
COUNTY CLERK

J. E. HORTON  
ATTORNEY AT LAW  
7 AULTMAN STREET  
P. O. BOX 1260  
Y. NEVADA 89501  
289-4421