

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made July 28, 1978 between

WESTERN TITLE COMPANY

a NEVADA Corporation, as Trustee as hereinafter stated, herein called Trustee, and SHARON GROVER, an unmarried woman

herein called Grantee. WITNESSETH:

WHEREAS, DONALD COIL AND KAY COIL, husband and wife

by Deed of Trust dated February 20, 1976, and recorded February 26, 1978 in Book 413 of Official Records, as Document No. 57789 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 a certain promissory note 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 March 22, 1978 the then Beneficiary, or holder of said note did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on MARCH 27, 1978, 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 413 as Document No. 61678 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 the City of Pioche in said Judicial Township in said County of LINCOLN, State of Nevada, in which Said Township 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 28th day of July, 1978, at the hour of 11:00 o'clock A.M. of said day, at the Front entrance of WESTERN TITLE COMPANY, 770 E. Sahara Avenue in the city of Las Vegas, Clark County 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 in a conspicuous place on the land so noticed to be sold, 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 hereinafter described to the said Grantee for the sum of THREE THOUSAND ONE HUNDRED NINETY-EIGHT AND EIGHTY-SEVEN ONE HUNDREDS Dollars (\$ 3,198.87), said Grantee being the highest and best bidder therefor.

Lincoln County

Page two of two.

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 all that certain property situate in the City of Pioche County of Lincoln State of Nevada, described as follows:

Lot Ten (10) in Block Seven (7) of the LINCOLN ESTATES SUBDIVISION UNIT NO. 1, being a portion of the East half of Section 30, Township 3 South, Range 55 East, M. D. B. & M., Lincoln County, Nevada.

IN WITNESS WHEREOF the said WESTERN TITLE COMPANY, as Trustee has this day caused its corporate name and seal to be hereunto affixed by its PRESIDENT and VICE PRESIDENT thereunto duly authorized by resolution of its Board of Directors.

WESTERN TITLE COMPANY, TRUSTEE

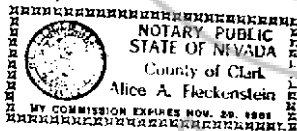
By: Carolyn A. Witkowski
CAROLYN A. WITKOWSKI, Vice President
Attest: Ronald K. Evans
RONALD K. EVANS, President

STATE OF NEVADA)
)ss.
County of Clark)

On this 28th day of July, 1978, personally appeared before me the undersigned, a Notary Public in and for said County and State CAROLYN A. WITKOWSKI and RONALD R. EVANS known to me to be the VICE PRESIDENT and PRESIDENT of the Corporation that executed the foregoing instrument, and upon oath, did each depose that he is the officer of said 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 the said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

Walter G. Fleckenstein
Notary Public in and for said County and State

(Notarial Seal)



When Recorded Please Mail To:

SHARON GROVER
& LAHAM MORTGAGE
229 Las Vegas Blvd. South # 205
Las Vegas, Nevada

No. 62128
FILED AND RECORDED AT REQUEST OF
Western Title Company
August 11, 1978
AT 1 MINUTES PAST 1 O'CLOCK
P.M. IN BOOK 26 OF OFFICIAL
RECORDS, PAGE 402 LINCOLN
COUNTY, NEVADA.
Walter G. Fleckenstein
COUNTY RECORDER