

TO 5651 NV (2-77)

When recorded return to:  
J. Patrick Laughlin  
2655 So. El Camino Road  
Las Vegas, Nevada 89102

R.P.T.T.  
USING \$ 62.15

No. LV-186819-Fc1

# TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made DECEMBER 14, 1979 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

J. PATRICK LAUGHLIN AND GLADYS LAUGHLIN, husband and wife as joint tenants

(herein called GRANTEE)

### WITNESSETH:

WHEREAS, by Deed of Trust dated April 26, 1978, and recorded June 23, 1978 as Document No. 62088 in Book 25 at page 600 of Official Records in the Office of the County Recorder of Lincoln County, Nevada,

T. & M. ENTERPRISES, INC., a Nevada corporation 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 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 12, 1979 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 June 18, 1979 as Document No. 64551 in Book 30 at page 375 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 December 14, 1979 at 9:00 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 twenty days successively in three public places in the City or Township of Meadow Valley 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 Lincoln County Record & Nevada, 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 November 21, 1979 and where said real property was to be sold

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

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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 \$ 56,162.70 paid in full by Grantee of the Nevada State of Nevada 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:

Lots One (1) and Two (2) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 1, Township 5 North, Range 67 East, M.D.B., TOGETHER WITH EXISTING WATER RIGHTS.

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 December 14, 1979 personally appeared before me, a Notary Public, in and for said County and State, John W. Woods

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 Adrienne Nitzke

Name (Typed or Printed)



Notary Public - State of Nevada  
CLARK COUNTY  
Adrienne Nitzke  
My Commission Expires May 18, 1982

(This area for Official Notarial Seal)

TITLE INSURANCE AND TRUST COMPANY as Trustee aforesaid.

BY: John W. Woods Vice President

BY: Zelda Sheffield Assistant Secretary

66612  
TIED AND SECURED AT REQUEST OF  
TITLE INSURANCE AND TRUST  
DEC 17, 1979  
RECORDED IN BOOK 12, PAGE 34  
OF CLERK'S OFFICE  
LINCOLN COUNTY, NEVADA  
DATE 50

Karen Skendon  
Deputy

(This area for Recorder's use)