

NRS 33.55

FC No. 82-46720 F/RV

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made March 31, 1983

between

NEVADA TITLE COMPANY

a NEVADA Corporation, as Trustee as hereinafter stated, herein called Trustee, and

DOUGLAS MILLER & VICTORIA W. MILLER, husband and wife as joint tenants

herein called Grantee, WITNESSETH:

WHEREAS, SUNRISE RANCH INVESTMENTS, INC., a Nevada corporation

by Deed of Trust dated December 4, 1980 and recorded March 20, 1981
in Book 43 of Official Records, as Document No. 71870 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 8
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 June 8, 1982 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
November 10, 1982 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 52 as Document No. 76493 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 LINCOLN COUNTY RECORD, a newspaper of general circulation printed
and published in Caliente, Nevada, in the 7th 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 31st day of March, 19 83, at the hour of 11:00 o'clock
A.M. of said day, at the second floor lobby of NEVADA TITLE COMPANY, 333 Rancho Drive in the
city of Las Vegas, County of Clark, State 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
Clark, 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 Thirty thousand, five hundred ten and 31/100
Dollars (\$ 30,510.31), said Grantee being the highest and best bidder therefor.

Lincoln County

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 Seventh

Judicial District County of Lincoln State of Nevada, described as follows:

The Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 10, Township 5 South, Range 60 East, M.D.B.&M., EXCEPTING THEREFROM any portion lying South of the Northerly right of way of Nevada Highway No. 25, FURTHER EXCEPTING THEREFROM any portion thereof lying with Nevada Highway No. 38. EXCEPTING THEREFROM THE WEST HALF THEREOF OF THE ABOVE DESCRIBED PROPERTY. FURTHER EXCEPTING THEREFROM any portion thereof lying within the following described property:

Beginning at the 1/16th corner marked by a cedar post stump East of the 1/4th corner between Sections 3 and 10, Township 5 South, Range 60 East, M.D.B.&M., thence West 330 feet along the North line of said Section 10, thence South 970 feet, more or less, on a course parallel to the North-South 1/16th line dividing the Northeast 1/4 of Section 10, the North right-of-way line of Nevada State Highway 25, thence Southeasterly along said North right-of-way line of Nevada State Highway 25 to the said North-South 1/16th line dividing the Northeast 1/4 of Section 10, thence North 1,080 feet, more or less, along the said 1/16th Section line to the point of beginning, except for and excluding 1.8 acres, more or less, contained in the right-of-way for Nevada State Highway 38 which traverses the parcel from Northwest to Southeast.

IN WITNESS WHEREOF the said NEVADA TITLE COMPANY, as Trustee at Las Vegas, Nevada has this day caused its corporate name and seal to be hereunto affixed by its President and Assistant Secretary thereunto duly authorized by resolution of its Board of Directors.

NEVADA TITLE COMPANY, Trustee

By: T. L. WRIGHT, President
Attest: RANDY UNDERWOOD, Assistant Secretary

STATE OF NEVADA)
) ss.
County of Clark)

On this 31st day of March, 19 83, personally appeared before me, the undersigned, a Notary Public in and for said County and State T. L. WRIGHT and RANDY UNDERWOOD known to me to be the President and Ass't. Secretary 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 signature

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.



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
GINA POSER

My Appointment Expires Sept. 20, 1988

When Recorded Please Mail To:

NEVADA TITLE COMPANY
333 RANCHO DRIVE, SUITE 200
LAS VEGAS, NV 89106

Notary Public in and for said County and State

No. 7383

FILED AND RECORDED AT REQUEST OF

NEVADA TITLE Co.
APRIL 1, 1983

AT 1 MINUTES PAST 1 O'CLOCK

P.M. IN BOOK 54 OF OFFICIAL

RECORDS, PAGE 69 LINCOLN

COUNTY, NEVADA

[Signature]
COUNTY CLERK

BOOK 54 PAGE 70