

TRUSTEE'S DEED

NO 2093-FCL

R.P.T.T. \$ _____

This indenture made March 18, 1983 between DESERT TITLE, INC., a Nevada corporation, as Trustee, under the hereinafter mentioned Deed of Trust (herein called Trustee), and ANDREW L. SCOTT and MARIANE B. SCOTT

(herein called Grantee). Witnesseth:

WHEREAS, BRUCE C. FOGEL and FRANCES B. FOGEL
By Deed of Trust dated January 21, 1981 and recorded March 16, 1981
in Book 43 of Official Records in the office of the County Recorder of Lincoln
County, Nevada as Document No. 71855 did grant and convey to said Trustee upon the Trusts therein expressed, the property hereinafter described 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 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 Sept. 27, 1982 the then Beneficiary or holder of said note did execute and deliver to Trustee written Declaration of Default and Demand for Sale, and thereafter there was filed for record on December 16, 1982 in the office of the County Recorder of said County, a Notice of said Breach and Default and of Election to cause Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was duly recorded in Book 52 of Official Records of said County as Document No. 76593

WHEREAS, Trustee, in consequence of said Declaration of Default, Election, Demand for Sale, and in compliance with the terms of said Deed of Trust did execute its Notice of Trustee's Sale stating that it, as such 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, 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 March 11, at 11:00A.M. at the entrance of DESERT TITLE, INC., 1701 WEST CHARLESTON - Las Vegas, Nevada and did cause copies of said Notice to be posted for not less than twenty days before the date of sale in three public places in the City of Las Vegas and said Trustee did cause a copy of said Notice to be published once a week for twenty days before the date of sale therein fixed in the Nevada Legal News, a newspaper of general circulation, printed and published in the city or district in which said real property is situated, the first date of such publication being February 18, 1983 and

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, Trustee did at the time and place of sale fixed as aforesaid, then and there sell, at public auction, to said Grantee ANDREW L. SCOTT and MARIANE B. SCOTT

being the highest bidder therefor, the property hereinafter described for the sum of \$ 86,333.34 paid in cash, lawful money of the United States by the satisfaction in full of the indebtedness then secured by said Deed of Trust.

NOW THEREFORE, Trustee, in consideration of the premises recited and of the sum above mentioned bid and paid by Grantee, the receipt whereof is hereby acknowledged, and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT and CONVEY unto Grantee, Andrew L. Scott and Mariane B. Scott

but without any covenant or warranty, express or implied, including but not limited to, title, possession or encumbrances, all that certain property situate in the County of Lincoln, State of Nevada, described as follows:

Lincoln County

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.&M., together with all water rights for Wilson Creek as running with said property.

IN WITNESS WHEREOF, said DESERT TITLE, INC., as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its President and Secretary/Treasurer therunto duly authorized by resolution of its Board of Directors.

DESERT TITLE, INC. as Trustee aforesaid
By William S. Pettit President
Colette A. Pettit Secretary/Treasurer

STATE OF NEVADA
COUNTY OF CLARK

On March 18, 1983 before me, the undersigned, a Notary Public in and for said County and State, personally appeared William S. Pettit known to me to be the President and Colette A. Pettit known to me to be the Secretary/Treasurer of DESERT TITLE, INC. the corporation that executed the within instrument as Trustee, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as Trustee.

WITNESS my hand and official seal.

Julia Ann Clements
Notary Public in and for said County and State



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JULIA ANN CLEMENTS
My Appointment Expires June 28, 1988

No. 77021
FILED AND RECORDED AT REQUEST OF
AMERICAN ESCROW Co.
APRIL 27 1983
AT 45 MINUTES PAST 1 O'CLOCK
2 P.M. IN BOOK 54 OF OFFICIAL
RECORDS, PAGE 425 LINCOLN
COUNTY, NEVADA.
George S. Schell
COUNTY RECORDER