

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

Trustee's Deed Upon Sale

T. O. No. ~~E-104218-MP~~

Affix I.R.S. \$15.25

This Indenture, made **OCTOBER 3, 1983**, between **LAWYERS TITLE OF LAS VEGAS, INC.**, a Nevada corporation, as Trustee under the hereinafter mentioned Deed of Trust (herein called Trustee), and **JUNEVE N. DAMUS**

(herein called Grantee), Witnesseth:

Whereas, **ANDREA L. FARMER**

by Deed of Trust dated **AUGUST 14, 1980** and recorded **AUGUST 25, 1980** as Document No. **69520**, in book **39**, at page **111** of Official Records, in the office of the county recorder of the County of **LINCOLN** Nevada

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 **JUNE 2, 1983** 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 **JUNE 6, 1983**, 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 **39**, page **111**, of Official Records of said County; and **DOC. 69520**

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 **On October 3, 1983 at 10:00 A.M. at LAWYERS TITLE OF LAS VEGAS, INC., 333 South Third Street, Las Vegas, Nevada**

and did cause copies of said Notice to be posted for not less than twenty days before the date of sale therein fixed, as follows:

In three public places in the said City of **PIOCHE** wherein said property was to be sold, to-wit:

1. **LINCOLN COUNTY COURTHOUSE, PIOCHE, NEVADA;**
2. **PIOCHE UNITED STATES POST OFFICE, PIOCHE, NEVADA;**
3. **PIOCHE FIRE STATION, PIOCHE, NEVADA.**

Also one in a conspicuous place on the property to be sold; 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 **LINCOLN COUNTY RECORD** 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 **SEPTEMBER 8, 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

Lincoln County

Whereas, Trustee did at the time and place of sale fixed as aforesaid, then and there sell, at public auction, to said Grantee, JUNEVE N. DAMUS being the highest bidder therefor, the property hereinafter described, for the sum of \$ 14,018.70 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, JUNEVE N. DAMUS 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:

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 2, Township 3 South, Range 67 East, M.D.B.&M.

EXCEPTING THEREFROM the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 2, all situate in Lincoln County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of said land lying within Highway 93 as it now exists.

In Witness Whereof, said LAWYERS TITLE OF LAS VEGAS, INC. as 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.

LAWYERS TITLE LAS VEGAS, INC. as TRUSTEE aforesaid

By: C. H. BOUCHARD Vice-President
By: JOANN FIKE Assistant Secretary

STATE OF NEVADA
COUNTY OF CLARK ss.

On OCTOBER 3, 1983 before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. H. BOUCHARD

known to me to be a Vice-President, and JOANN FIKE

known to me to be an Assistant Secretary of LAWYERS TITLE OF LAS VEGAS, 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 the execution of the within instrument as

Notary Public seal for C. H. KAUFMAN, Notary Public in and for the State of Nevada, Principal Office in Clark County, My Appointment Expires May 21, 1985. Notary Public in and for said County and State.

SPACE BELOW FOR RECORDER'S USE ONLY

No. 8813
FILED AND RECORDED AT REQUEST OF
Lawyers Title of Las Vegas
October 12, 1983
AT 1 MINUTES PAST 1 O'CLOCK
P.M. IN BOOK 57 OF OFFICIAL
RECORDS, PAGE 233 LINCOLN
COUNTY, NEVADA.

YURIKO SETZER
COUNTY RECORDER
By: Hilte Kuparik Deputy

RETURN TO: JUNEVE N. DAMUS, A200-8 Flamingo Crest Drive, Las Vegas, Nevada 89121

Title Order No. _____
T.O. No. _____
Recorded at the request of: _____
Wherein Recommen Mail To _____
Trustee's Deed
Upon Sale
Lawyers Title
of LAS VEGAS
P.O. BOX 1847
333 SOUTH THIRD STREET
LAS VEGAS, NEVADA