

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

# Trustee's Deed Upon Sale

T. O. No. 105517-MF

ARTS. §. 32.45

This Indenture, made February 21, 1984, between LAWYERS TITLE OF LAS VEGAS, INC. a Nevada corporation, as Trustee under the hereinafter mentioned Deed of Trust (herein called Trustee), and C. D. STEWART and GLADYS STEWART LIVING TRUST

(herein called Grantee), Witnesseth:

Whereas, SIDNEY R. MORRIS and LENORE S. MORRIS

by Deed of Trust dated June 6, 1979 and recorded July 18, 1979 as Document No. 64689/78842, in book 30/57, at page 594/276 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 September 16, 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 September 26, 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 57, Document #78756, of Official Records of said County; and 57, Document #78843

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 February 21, 1984 at 10:00 A.M. at the entrance to 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 Court House, Pioche, Nevada
  2. United States Post Office, Pioche, Nevada
  3. Lincoln County 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 January 26, 1984; 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, aforementioned being the highest bidder therefor, the property hereinafter described, for the sum of \$29,357.13 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, aforementioned 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: Parcel of Land situate in Section 32, T. 6 S., R 61 E. Commencing at the Southeast corner of said Section 32, thence running N.45°25' W., 1904.58 feet to the southeast corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 32; thence N 89°45' E., 198.83 feet to a point on the westerly right of way line of the Old U. S. Highway 93; thence N 21°30' W. along said westerly right of way line of Old U. S. Highway 93 a distance of 332.28 feet to a point; thence N 21°30' W, along said right of way line 37.22 feet to a point; thence N 18°15' W, along said right of way line 148.11 feet to the TRUE POINT OF BEGINNING; thence continuing N 18°15' W, along said right of way line a distance of 185.89 feet to a point; thence N 89°45' W, 882.00 feet to a point; thence South 350.75 feet to a point; thence S 89°45' E, a distance of 471.43 feet to the Southwest corner of that certain parcel of land conveyed to Merlin Lamb, et ux; thence North 175 feet to a point; thence S 89°45' E a distance of 468.79 feet to the true point of beginning.

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.



Notary Public, State of Nevada  
CLARK COUNTY  
Mary Pickens  
My Appointment Expires Mar. 20, 1985  
STATE OF NEVADA  
COUNTY OF  
Clark

By: *[Signature]*  
H. Boucharde Vice-President  
By: *[Signature]*  
Joann Fike Assistant Secretary

SPACE BELOW FOR RECORDER'S USE ONLY

On February 21, 1984 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 to me that such Corporation executed the same as Trustees.

WITNESS my hand and official seal.

*[Signature]*  
(Seal) Notary Public in and for said County and State.

No. 79660  
FILED AND RECORDED AT REQUEST OF  
Lawyers Title of L.V.  
March 13, 1984  
AT 1 MINUTES PAST 12 O'CLOCK  
P. M. IN BOOK 59 OF OFFICIAL  
RECORDS, PAGE 174 LINCOLN  
COUNTY, NEVADA.

*[Signature]*  
COUNTY RECORDER

When recorded mail to: Mr. & Mrs. C. D. Stewart, 1212 Buehler, Las Vegas, Nevada 89102.

Title Order No. _____	WHEN RECORDED MAIL TO	Trustee's Deed Upon Sale	Lawyers Title of LAS VEGAS P.O. BOX 1947 333 SOUTH THIRD STREET LAS VEGAS, NEVADA	BDDK 59 PAGE 175
T.O. No. _____				
Recorded at the request of:				