

Lincoln County

TO 8881 NV (8-82)

When recorded return to:

R.P.T.T. \$ 44.00

No. LV-5072-TE (NTDS)
LV-217109-DK (Ticor)

Zions First National Bank
St. George Office
St. George, Utah 84770
ATTN: S.S. FORSITH/VICE PRESIDENT

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 3rd day of January 1985 between

NEVADA TRUST DEED SERVICES INC.

Agent for Ticor Title

a Nevada corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and

ZIONS FIRST NATIONAL BANK

(herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated November 9, 1978, and recorded February 6, 1979 as Document No. 63645 in Book 28 at page 646 of Official Records in the Office of the County Recorder of Lincoln County, Nevada,

IMPERIAL FARMS LAND AND CATTLE COMPANY, INC.

did grant and convey the property herein described to **ZIONS FIRST NATIONAL BANK** upon the Trusts therein expressed, to secure, among other obligations, payment of that One (1) certain promissory note, prin. 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 July 18, 1984 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 August 8, 1984 as Document No. 80585 in Book 61 at page 76 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 Pahrump Township, County of Lincoln, State of Nevada, and fixing the time and place of sale as January 3, 1985 at 9:30 o'clock A. M. at the main entrance to the substituted Trustee, Ticor Title, located at 200 South 6th St., 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 Pahrump 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 Las Vegas Review Journal, 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 December 6, 1984, December 13, 1984; and, December 20, 1984

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

BOOK

63 PAGE 663

1-3

Lincoln County

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 agent for , Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$ 35,763.34 paid in lawful money of the United States of America 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 Pahrap Township County of Lincoln , State of Nevada, described as follows:

THE South Half (SH) of the Northeast Quarter (NE) and the North Half (NH) of the Southeast Quarter (SE) of Section 33, Township 6 North, Range 70 East, M.D.M., Lincoln County, Nevada AND the Northeast Quarter (NE) of the Northeast Quarter (NE) of Section 33, Township 6 North, Range 70 East, N.D.B. & M., Lincoln County, Nevada.

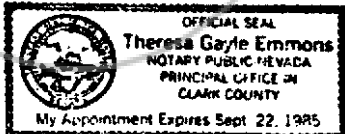
IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its President , thereunto duly authorized by resolution of its Board of Directors.

STATE OF NEVADA }
COUNTY OF CLARK }

On January 3, 1985 personally appeared before me, a Notary Public, in and for said County and State, Phillip E. Frink , known to me to be the 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 [Signature]

Theresa Emmons
Name (Typed or Printed)



(This area for Official Notary Seal)

NEVADA TRUST DEED SERVICES INC.
as Trustee aforesaid.

BY: [Signature]
PHILLIP E. FRINK, PRESIDENT

No. 81967
FILED AND RECORDED AT OFFICE OF
Ticor Title Insurance
January 9, 1985
AT 1 MINUTES PAST 1 O'CLOCK
P.M. IN BOOK 63 OF OFFICIAL
RECORDS, PAGE 663 LINCOLN
COUNTY, NEVADA

YURIKO SETZER
COUNTY RECORDER
By [Signature], Deputy

(This area for Recorder's use)