

TO 5081 NV (6-82)

When recorded return to:  
Al Phillips  
P. O. Box 776  
Henderson, Nevada 89015

R.P.T.T. \$3.85

LT#T114016  
No. LV-5198

# TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made July 3, 1985 between

NEVADA FIRST INVESTMENT CORP.

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

Albert C. Phillips, a widower  
(herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated June 12, 1981 and recorded June 23, 1981 as Document No. 72486 in Book 44 at page 496 of Official Records in the Office of the County Recorder of Lincoln County, Nevada,

Erma M. Rollins, a widow and Lee Rollins and Karla Rollins, husband and wife as joint tenants did grant and convey the property herein described to Nevada First Investment Corp. upon the Trusts therein expressed, to secure, among other obligations, payment of that certain promissory note 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 February 8, 1985 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 February 21, 1985 as Document No. 82155 in Book 64 at page 479 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 County of Lincoln, State of Nevada, and fixing the time and place of sale as July 3, 1985 at 11:00<sup>00</sup> clock A.M. at the front steps to the main entrance to the Clark County Court House located at 200 South 3rd Street, Las Vegas, Nevada 89101 and caused a copy of said Notice to be posted for twenty days successively in three public places in the City or Township of Meadow Valley where said property is located, and in three public places in the City of Las Vegas, Nevada, 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 the Lincoln County Record\*, 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 June 13, 1985; and ~~XXXX~~  
\* and the Las Vegas Review Journal

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

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, Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$3,500.00 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 County of Lincoln, State of Nevada, described as follows:

Lots Eleven (11) and Twelve (12) in Block A of Denton Heights Addition to the City of Caliente, County of Lincoln, State of Nevada

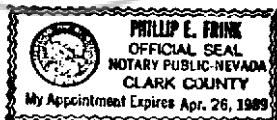
IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.

STATE OF NEVADA }  
COUNTY OF WASHOE } ss.

On July 3, 1985, personally appeared before me, a Notary Public, in and for said County and State, Josie Bryan, known to me to be the Ass't Secretary 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 Phillip E. Frink

Phillip E. Frink  
Name (Typed or Printed)



(This area for Official Notarial Seal)

NEVADA FIRST INVESTMENT CORP.

BY: Josie Bryan  
Josie Bryan, Ass't Secretary

83099

No. 83099  
FILED AND RECORDED AT REQUEST OF  
Dominick Belingheri  
August 6, 1985  
AT 7 MINUTES PAST 12 O'CLOCK  
P M IN BOOK 66 OF OFFICIAL  
RECORDS, PAGE 534 LINCOLN  
COUNTY, NEVADA

Heinrich Selzer  
COUNTY RECORDER

(This area for Recorder's use)