

Lincoln County

TRUSTEE'S DEED UPON SALE

Loan No. 418708-400/HARWELL
T.S. No. Q-40031
UNIT CODE Q

This Indenture is made with reference to the Deed of Trust hereinafter described and is made between

T.D. SERVICE COMPANY

(herein called Trustee), and the Grantee hereinafter named.

TRUSTOR: DAVID CARL LEEDHAM
DELOIS LEEDHAM

BENEFICIARY: STANWELL MORTGAGE

recorded January 18, 1983 as Instr. No. 77089 In Book 53
page 343 of Official Records in the office
of the Recorder of Lincoln County;

said deed of trust describes the following property:
SEE ATTACHED EXHIBIT

AP# 03-078-09
Whereas, the above named trustor did, by the trust deed referred to above, grant and convey to the trustee named therein, the property heretofore described to secure, among other obligations, payment of a note or notes with interest according to the terms thereof and Whereas, the holder of said note did execute and deliver to trustee written declaration of default and demand for sale and notice of default and election to cause the undersigned to sell said property which notice was
recorded September 10, 1985 as Instr. No. 83413 In Book 67
page 277 of Official Records in the office
of the Recorder of Lincoln County;

Thereafter, a notice of trustee's sale, stating that said trustee would sell the above described property at public auction to the highest bidder for cash on

Wednesday, January 15, 1986, at 11:00 a.m. At the main entrance to the First American Title Building, 201 W. Liberty St., Reno, NV

Recording Requested By
T.D. Service Company
1990 N. California Boulevard
Suite 716
Walnut Creek, CA 94596

and when recorded mail to
Mary Smith
Alliance Mortgage Company
P.O. Box 2309
Jacksonville, FL 32232

Lincoln County

All requirements of law regarding the posting of the Notice of Sale have been complied with.

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

LAS VEGAS REVIEW JOURNAL

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 December 26, 1985 ; and

Whereas, compliance has been made with all of the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940; and

Whereas Trustee did at the time and place of sale fixed as aforesaid, then and there sell, at public auction, to said Grantee, being the highest bidder therefore, the property hereinafter described, for the sum of \$49,708.59 by the satisfaction 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 without any covenant or warranty, express or implied all that certain property herein before described, to

ALLIANCE MORTGAGE COMPANY

In Witness Whereof, the undersigned caused its corporate name and seal to be hereunto affixed

Dated January 17, 1986

T.D. SERVICE COMPANY

By June Christy
June Christy, Assistant Vice-President
By Robyn Pruetz
Robyn Pruetz, Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF Contra Costa

On January 17, 1986 before me, the undersigned, a Notary Public in and for said State personally appeared June Christy, known to me to be the Assistant Vice-President, and Robyn Pruetz, known to me to be Assistant Secretary of the Corporation that executed the within Instrument, known to me (or proved to me on the basis of satisfactory evidence) 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 within instrument pursuant to its by-laws or a resolution of its board of directors

WITNESS my hand and official seal.

Signature Debbie Krebs
Debbie Krebs

Name (Typed or Printed)

(This area for official notarial seal)



Lincoln County

All that real property situate in the City of Caliente, County of Lincoln, State of Nevada bounded and described as follows:

Being a portion of the East half (E1/2) of the East Half (E1/2) of the Northwest quarter (NW1/4) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., more particularly described as follows:

Commencing at the center of said Section 8; thence running North along the East line of said Northwest quarter (NW 1/4) 866.60 feet; thence West at right angles to said East line 514.50 feet to the true point of beginning; thence North, parallel with the said East line 54.12 feet; thence West at right angles 121.00 feet; thence South 54.12 feet along a line parallel with and distant East 24.50 feet, measured at right angles from the West line of said East half (E 1/2) of the said parallel line 121.00 feet to the true point of beginning.

Except all mineral and all mineral right of every kind and character now known to exist or hereafter discovered including without limiting on the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to the grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the grantee, as reserved in the Deed from Los Angeles and Salt Lake Railroad, formerly San Pedro, Los Angeles and Salt Lake Railroad, recorded November 18, 1965 in Book "M-1" of Real Estate Deeds, page 483, Official Records of Lincoln County, Nevada.

No. 84535

FILED AND RECORDED AT REQUEST OF
First American Title Co.

Jan. 30, 1986

AT 45 MINUTES PAST 10 O'CLOCK

AM IN BOOK 69 OF OFFICIAL

RECORDS, PAGE 481 LINCOLN
COUNTY, NEVADA.

YURIKO SETZER
COUNTY RECORDER

By Mara Condie, Deputy