

TO 5051 NV (2-77)

When recorded return to:

USIRS \$ -0-

No. LV 217110 CG

ZIONS FIRST NATIONAL BANK
105 East Tabernacle
St. George, Utah, 84770

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made May 13, 1986 between

TICOR TITLE INSURANCE COMPANY

a California 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 August 1, 1978, and recorded April 4, 1979 as Document No. 64071 in Book 29 at page 470 of Official Records in the Office of the County Recorder of Lincoln County, Nevada,

GEORGE J. BENDINSKIS, an unmarried man

did grant and convey the property herein described to TICOR TITLE INSURANCE AND TRUST COMPANY (TICOR TITLE INSURANCE COMPANY, SUBSTITUTED) upon the Trusts therein expressed, 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 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 24, 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. 80587 in Book 61 at page 78 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 10:00 o'clock A. M. at the front entrance of the office of the Trustee, located at 333 South Sixth 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, 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 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,

* 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 \$ 52,371.93 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:

SEE ATTACHED

Note: this deed is being recorded to correct the description in a Trustee's Deed recorded July 22, 1985 in Book 66 page 238, document No. 82960, in the office of the County Recorder of Lincoln County Nevada.

IN WITNESS WHEREOF, said 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.

TO HAVE AND TO ENJOY

STATE OF NEVADA, }
COUNTY OF Clark } ss.
On May 13, 1986 } personally
appeared before me, a Notary Public,
JOHN BORLAND and TOM MEEGAN

who acknowledged that they executed the above instrument.
Signature _____
(Notary Public)



CARROLL K. GAGNIER
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Oct. 26, 1987

Notarial Seal

TIGOR TITLE INSURANCE COMPANY
as Trustee aforesaid.

BY: John Borland
JOHN BORLAND Vice President

BY: Tom Meehan
TOM MEEGAN VICE PRESIDENT

(This area for Official Notarial Seal)

Lincoln County

EXHIBIT "A"

PARCEL I:

ALL OF LOTS ONE (1) AND TWO (2) IN BLOCK TWENTY-TWO (22) IN THE TOWN OF PANACA, NEVADA.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 22 AND RUNNING; THENCE EAST 175 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 106 FEET; THENCE WEST 175 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 106 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THAT PORTION OF LOTS 1 AND 2 IN BLOCK 22 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AND RUNNING THENCE NORTH ALONG THE WEST BOUNDARY OF SAID LOT 1, 158 FEET; THENCE EAST 528 FEET TO THE EAST BOUNDARY OF LOT 2; THENCE SOUTH ALONG SAID EAST BOUNDARY 158 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID LOTS 1 AND 2, 528 FEET TO THE PLACE OF BEGINNING.

ALSO

LOTS ONE (1), TWO (2) AND THREE (3) IN BLOCK TWENTY-ONE 21;

ALSO

ALL OF LOT FOUR (4) IN BLOCK TWENTY-ONE (21).

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 AND RUNNING THENCE EAST 160.6 FEET; THENCE SOUTH 333.75 FEET; THENCE WEST 160.6 FEET; THENCE NORTH 333.75 FEET TO THE PLACE OF BEGINNING.

ALSO

LOTS ONE (1), TWO (2), ----- AND FOUR (4) IN BLOCK FORTY (40).

EXCEPT THAT PORTION OF SAID LAND CONVEYED TO CHARLES F. MATHEWS BY DEED RECORDED DECEMBER 13, 1938 IN BOOK "E-1" OF DEEDS, PAGE 410, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 285 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 22, AND RUNNING THENCE EAST 132 FEET; THENCE NORTH 94 FEET; THENCE EAST 30 FEET; THENCE NORTH 233 FEET; THENCE WEST 169 FEET; AND THENCE SOUTH 340 FEET TO THE PLACE OF BEGINNING AND EMBRACING A PORTION OF "B" STREET AND THE WESTERLY PORTION OF LOTS 4 AND 1 OF BLOCK 21.

PARCEL II:

ALL OF FRACTIONAL BLOCK SIXTY-THREE (63) AND FRACTION BLOCK SIXTY-FOUR (64) IN PANACA, NEVADA.

ALSO A PARCEL OF LAND IN PANACA TOWNSHIP, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 12 EAST, M.D.M., AND RUNNING WEST 462 FEET; THENCE NORTH 350 FEET; THENCE NORTH 73°20' EAST 905.9 FEET; THENCE SOUTH 63°25' EAST 200 FEET; THENCE NORTH 68°50' EAST 256 FEET; THENCE SOUTH 612.7 FEET; THENCE WEST 823 FEET TO THE PLACE OF BEGINNING.

No. 84940
FILED AND RECORDED AT REQUEST OF
Ticor Title Insurance
May 15, 1986
AT 1 MINUTES PAST 1 O'CLOCK
PM IN BOOK 70 OF OFFICIAL
RECORDS, PAGE 477 LINCOLN
COUNTY, NEVADA.
YURIKO SETZER
COUNTY RECORDER
By Mara Corple Deputy
BOOK 70 PAGE 479