

Lincoln County

Affix R. P. T. T., \$ _____

DEED IN LIEU OF FORECLOSURE

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That JAMES A. SPEAR

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to GAIL D. ARMSTRONG
AND DIANA G. WINN

all that real property situated in the City of Alamo County of Lincoln

State of Nevada, bounded and described as follows:

Twenty (20) Acres, North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 31, Township 6 South, Range 61 East, M.D.B. & M.

This Deed is an absolute conveyance, the Grantor having sold said land to the Grantees for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by JAMES A. SPEAR to NEVADA TITLE COMPANY, a Nevada corporation as Trustee, recorded in Book 51 Document No. 75956 Page no. 229 Official Records of Lincoln County, Nevada.

*The Original Trustor under the Deed of Trust was: HARTWELL, Edwin L. and Rose M. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this Deed between Grantor and Grantees with respect to said land.

- SUBJECT TO: 1. Taxes for the fiscal year 19 87 and 19 88
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

[Signature]
JAMES A. SPEAR

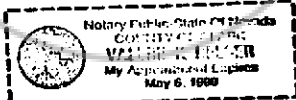
STATE OF NEVADA }
 } SS.
COUNTY OF CLARK }

On September 3, 1987
personally appeared before me, a Notary Public,
JAMES A. SPEAR

who acknowledged that he executed the
above instrument.

Signature [Signature]
(Notary Public)

(NOTARIAL SEAL)



ESCROW NO. 14599 VB
LAS VEGAS TITLE & ESCROW
WHEN RECORDED MAIL TO: _____

It is 87672
FILED AND RECORDED AT REQUEST OF
Gail Armstrong
Sept. 9, 1987
AT 1 MINUTES PAST 9 O'CLOCK
A M IN BOOK 76 OF OFFICIAL
RECORDS, PAGE 661 LINCOLN
COUNTY, NEVADA.

FRANK C. HULSE
COUNTY RECORDER
By [Signature] Deputy