

TRUSTEE'S DEED UPON SALE

No. 233621-FCL

This Indenture, made July 13, 1989, between LAND TITLE OF NEVADA, INC., A NEVADA Corporation, as Trustee as hereinafter stated, herein called Trustee and FRANKLIN F. SNYDER

herein called Grantee, WITNESSETH:

WHEREAS, RUTLER RANCH, LTD., A NEVADA LIMITED PARTNERSHIP by Deed of Trust dated December 4, 1985, and recorded December 11, 1985 in Book No. 69, Page No. 1138, Instrument No. 84419, in the office of the County Recorder of LINCOLN County, State of Nevada, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default hereinafter referred to, to which reference is hereby made, and, WHEREAS, on May 5, 1987 the then Beneficiary, or holder of said note did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on March 14, 1989 in the office of the County Recorder of LINCOLN County, Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Book No. 84, Page No. 255, Instrument No. 90851, of Official Records of said County and,

WHEREAS, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the Statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in Lincoln County Record, a newspaper of general circulation printed and published in the City of Caliente in said County of Lincoln, State of Nevada, in which the premises to be sold are situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on July 13, 1989 at 10:00 A.M. of said day, at the main entrance of LAND TITLE OF NEVADA, INC. A NEVADA Corporation 2800 WEST SAHARA AVENUE P.O. BOX 26239 LAS VEGAS NV 89126, and,

WHEREAS, three true and correct copies of said Notice were posted in three of the most public places in the County of LINCOLN, State of NEVADA, in which said sale was noticed to take place, and where the property is to be sold for not less than twenty days before the date of sale therein fixed, and,

WHEREAS, compliance having been made with all 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, said Trustee, at the time and place aforesaid did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of \$ 231,556.11 Dollars, said Grantee being the highest and best bidder therefore.

NOW, THEREFORE, Trustee, in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, expressed or implied, unto the said Grantee FRANKLIN F. SNYDER all that certain property situate in the County of LINCOLN, State of Nevada, described as follows:

THE EAST HALF AND THE EAST HALF OF THE WEST HALF OF SECTION 24; AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25, ALL IN TOWNSHIP 11 SOUTH, RANGE 62 EAST, M.D.M.

TOGETHER WITH all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise.

IN WITNESS WHEREOF the said LAND TITLE OF NEVADA, INC. as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Vice President Juan Rodriguez thereunto duly authorized by resolution of its Board of Directors.

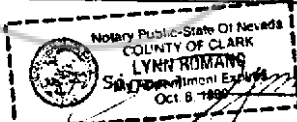
LAND TITLE OF NEVADA, INC.
TRUSTEE aforesaid

By: Juan Rodriguez
Juan Rodriguez, Vice President

STATE OF NEVADA
County of CLARK

ss.

On July 13, 1989, personally appeared before me, a Notary Public, Juan Rodriguez who acknowledged that he executed the above instrument.



Romang
Notary Public

WHEN RECORDED MAIL TO
FRANKLIN F. SNYDER
1516 LABURNUM STREET
CHESTERBROOK WOODS
MCLEAN, VA, 22101

-----SPACE BELOW THIS LINE FOR RECORDER'S USE-----

91852

FILED AND RECORDED AT REQUEST OF
Dominick Belingheri
July 19, 1989
AT 30 9 O'CLOCK
A.M. 86
RECORDS 217
COUNTY, NEVADA

FRANK C. HULSE
COUNTY RECORDER

By: Maria Perce Deputy