

TRUSTEE'S DEED UPON SALE

No. 14-74032-FCL

This indenture, made this 21st day of June, 1990, between

Title Insurance Company of Minnesota

a Minnesota corporation, as Trustee as hereinafter stated, herein called Trustee, and GREAT FALLS FOREST PRODUCTS

a Montana Corporation herein called Grantee, WITNESSETH:

WHEREAS, Steven Bourque and Jackie Lou Bourque, husband and wife as joint tenants

by Deed of Trust dated June 20, 1989, and recorded July 3, 1989

in Book 86, page 26 of Official Records, as Document No. 91723 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 one certain promissory note principal 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 February 14, 1990 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 February 22,

1990 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 89, page 285, as Document No. 93388 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 Las Vegas, in said County of Clark, 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 the 21st day of June, 1990 at the hour of 10:00 o'clock A.M. of said day, at the main entrance of Title Insurance Company of Minnesota, 1830 E. Sahara Avenue, in the City of Las Vegas, County of Clark, State of Nevada, and

WHEREAS, three true and correct copies of said Notice were posted in three of the most public places in County of Clark, 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

Dollars (\$ 160,876.37 ), said Grantee being the highest and best bidder therefore.

NOW, THEREFORE, Trustee, in consideration of the premises recited and 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,

express or implied, unto the said Grantee GREAT FALLS FOREST PRODUCTS, a Montana corporation

all that certain property situate in the County of Lincoln State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Lincoln County

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

IN WITNESS WHEREOF the said Title Insurance Co. of Minnesota, as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Vice President/County Manager thereunto duly authorized by resolution of its Board of Directors.

Title Insurance Co. of Minnesota, TRUSTEE aforesaid

By: *[Signature]*  
William L. Rohrbaugh, Vice President

STATE OF NEVADA  
County of Clark }

On this 21st day of June, 1990, personally appeared before me, a Notary Public,

William L. Rohrbaugh

who acknowledged that he executed the above instrument.



Signed *[Signature]*  
Notary Public

RECORDING REQUESTED BY  
Title Insurance Company  
of Minnesota  
  
AND WHEN RECORDED MAIL TO  
GREAT FALLS FOREST PRODUCTS  
4358 E. Boston Avenue  
Las Vegas, Nevada 89104

Lincoln County

EXHIBIT "A"

Situate in the County of Lincoln, State of Nevada,

The Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), the North Half (N $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ), and the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 21, Township 7 South, Range 67 East, M.D.B.&M.

EXCEPTING THEREFROM a tract of land owned by the Railroad Company, and being approximately ten (10) acres, as conveyed to RACHAEL SCHARLAMN, described as follows:

COMMENCING at the quarter corner common to Sections 21 and 20, and running thence due South 1,320 feet, less railroad right of way, to the Southwest corner, thence due East 900 feet, less railroad right of way, to the Meadow Valley Wash Channel, then North 35° West 1,600 feet to the POINT OF BEGINNING. This is in the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 21, Township 7 North, Range 67 East, M.D.B.&M.

TOGETHER WITH the following waterrights which are appurtenant to RAINBOW CANYON RANCH: Permit No. 21586, Certificate 6988, and Permit No.11040, Certificate 3020.

ALSO TOGETHER WITH the following water rights which are appurtenant to RAINBOW CANYON RANCH: Rainbow Allotment, Pennsylvania Allotment and Ash Flat Allotment.

No. **094434**  
FILED AND RECORDED AT FOUR P.M.  
**Great Falls Forest Products**  
27 June 1990  
ST. 45... 10...  
A... 91...  
RECO... 152... LINCOLN  
CO. N.Y., NEVADA.

*Frank C. Hulse*  
FRANK C. HULSE COUNTY REC.