

GARY D. FAIRMAN  
A PROFESSIONAL CORPORATION  
408 FIFTH STREET, P. O. BOX 8  
ELY, NEVADA 89301  
(702) 289-4422

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TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 13<sup>th</sup> day of August, 1990, between ALEX A. NICKELL, as Trustee as hereinafter stated, herein called Trustee, and ALEX A. NICKELL, herein called Grantee,

W I T N E S S E T H

WHEREAS, by Deed of Trust dated August 31, 1984, and recorded on July 5, 1985, in Book 66, Page 45, Official Records in the Office of the County Recorder of Lincoln County, State of Nevada, did grant and convey to said Trustee, upon the trusts herein 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 5th day of May, 1988, 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 July 29, 1988, in the Office of the County Recorder of Lincoln County, Nevada, a Notice of such breach and default 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 80, Page 671-672, of Lincoln County Records, 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 . . .

*[Handwritten mark]*

Lincoln County

1 and provided, made and published for more than twenty (20) days  
2 before the date of sale therein fixed in the Lincoln County  
3 Recorder, a newspaper of general circulation printed and  
4 published in said County of Lincoln, State of Nevada, in which  
5 the premises to be sold are situated, Notice of Sale as required  
6 by law, containing a correct description of the property to be  
7 sold and stating that the Trustee would under the provisions of  
8 said Deed of Trust sell the property therein and herein described  
9 at public auction to the highest bidder for cash in lawful money  
10 of the United States on the day of 6th of August, 1990, at the  
11 hour of 10:00 A.M. of said day, at the Lincoln County Courthouse,  
12 Pioche, Nevada, and

13 WHEREAS, true and correct copies of said Notice were  
14 posted in three (3) of the most public places in the Pioche  
15 Township of the County of Lincoln, State of Nevada, in which the  
16 premises to be sold are situated, and in a conspicuous place of  
17 the land so noticed to be sold for not less than twenty days  
18 before the day of sale therein fixed, and

19 WHEREAS, compliance having been made with all of the  
20 statutory provisions of the State of Nevada and with all of the  
21 provisions of said Deed of Trust as to the acts to be performed  
22 and notices to be given, and in particular, full compliance  
23 having been made with all requirements of law regarding the  
24 service of notices required by statute, and with the Soldiers'  
25 and Sailors' Relief Act of 1940, said Trustee, at the time and  
26 place August 6, 1990, at 10:00 A.M. did then and there at public  
27 auction sell the property hereinafter described to the said  
28 Grantee for the sum of \$38,242.62 together with interest from  
29 August 28, 1989, said Grantee being the highest and best bidder  
30 therefor.

31 NOW, THEREFORE, Trustee in consideration of the  
32 . . .

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1 premises recited and the sum above mentioned bid and paid by the  
2 Grantee the receipt whereof is hereby acknowledged, and by virtue  
3 of these premises does GRANT AND CONVEY, but without warranty or  
4 covenants, express or implied, unto the said Grantee, all that  
5 certain property situate in the County of Lincoln, State of  
6 Nevada, described as follows:

7  
8 Lot 54, In Sun Gold Manor Unit No. 1 plat of which  
9 was recorded September 30, 1952, as Document No. 27842,  
10 in the office of the County Recorder of Lincoln County,  
11 Nevada.

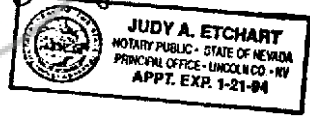
12  
13 IN WITNESS WHEREOF, the said , as Trustee, has this day  
14 caused his name to be hereunto affixed thereunto.

15  
16 Alex A. Nickell  
ALEX A. NICKELL

17 STATE OF NEVADA, )  
18 County of Lincoln. )

19 On this 13<sup>th</sup> day of August, 1990, personally  
20 appeared before me, a Notary Public, ALEX A. NICKELL, who  
21 acknowledged that he executed the above instrument.

22  
23 Alex A. Nickell  
NOTARY PUBLIC  
24 Judy A. Etchart



25 No. 094749  
26 FILE AND RECORDED AT REQUEST OF  
Alex Nickell  
27 August 13, 1990  
28 AT 05 MINUTES PAST 9 O'CLOCK  
A 91 OF OFFICIAL  
29 RECORD PAGE 668 LINCOLN  
30 COUNTY, NEVADA.

31 FRANK C. HULSE  
COUNTY RECORDER  
32 By Theresa Zehner, Deputy

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