

RPTT: \$324.22

TRUSTEE'S DEED UPON SALE

THIS DEED is dated August 21, 1991 between WESTERN EQUITY, a Nevada corporation, as trustee (the "Trustee"), and Deseret Federal (the "Grantee") whose mailing address is PO Box 15148, Las Vegas, Nevada 89114, to which tax statements should be sent, WITNESSETH:

WHEREAS, M.J.T., Inc., a Nevada Corporation as trustor (the "Trustor") under that Deed of Trust dated December 28, 1988 and recorded December 30, 1988 in Book 83 Page 512 as Instrument Number 90499 in the Official Records of Lincoln County, Nevada did grant and convey the following described real property (the "Property") to the trustee named therein, upon the trusts therein expressed, including among other uses and purposes to secure the payment of the promissory note (the "Note") and the other obligations secured thereby (collectively the "Obligations"); and,

WHEREAS, the Trustor did default in the terms of the Deed of Trust in the particulars set forth in the following described Notice of Default and election to sell under Deed of Trust (the "Notice of Default"); and,

WHEREAS, the said Trustee was substituted as trustee under said Deed of Trust by the then Beneficiary; and,

WHEREAS, the then current Beneficiary did execute and deliver to the Trustee a written Declaration of Default and Demand for Sale and thereafter the Notice of Default was filed on February 25, 1991, in the office of the County Recorder of that County as Instrument Number 095923 in Book 94 Page 499 to cause the Trustee to sell the Property to satisfy the Obligations; and,

WHEREAS, the Trustee, in compliance with the Deed of Trust and with the applicable law, made and published in Nevada Legal News, a newspaper of general circulation printed and published in the County in which the Property is situated, for more than twenty days before the date of sale therein fixed a Notice of Trustee's Sale (i) containing a correct description of the Property to be sold and (ii) stating that the Trustee would offer the described Property at public auction to the highest bidder for cash in lawful money of the United States on July 22, 1991 at the hour of 10:00 o'clock a.m. at 302 E. Carson Avenue, Third Floor, Las Vegas, Nevada, Clark County, Nevada (the "Initial Sale Date"); and,

WHEREAS, at 10:00 a.m. on July 22, 1991 the duly noticed sale was properly continued until 10:00 p.m. August 21, 1991 at 302 E. Carson Avenue, Third Floor, Las Vegas, Nevada, Clark County, Nevada (the "Sale Date").

WHEREAS, three true and correct copies of the Notice of Trustee's Sale were posted in three of the most public places in that County for not less than twenty days before the Sale Date; and,

WHEREAS, compliance having been made with all the laws of the State of Nevada and the Deed of Trust as to the acts to be performed and notices to be made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, the Trustee did at the Sale Date (or a proper postponement thereof) then and there at public auction sell the Property to the Grantee for the sum of \$249,400 being the highest and best bid made.

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, express or implied, unto the said Grantee, all that certain property situated in that County described as follows:

All that certain real property situate in the County of Lincoln, State of Nevada, commonly known as assessor's parcel no. 11-120-11 and 11-120-13 and described as follows:

PARCEL A

That portion of Section 1, Township 6 South, Range 60 East, M.D.B. & M., described as follows:

Commencing at the Northeast corner of said Section 1; thence South along the East line thereof a distance of 1210 feet to the true point of beginning; thence continuing South a distance of 400 feet to the Southeast corner of that certain parcel of land conveyed by J.A. HAIL, et al, to ORLANDO E. DIMICK, et ux, by Deed dated August 22, 1944; thence westerly along the South line of the said conveyed parcel a distance of 300 feet more or less to a point of the East line of U.S. Highway No. 93; thence Northerly along the last mentioned East line a distance of 300 feet to a point; thence Northeasterly along a straight line to the true point of beginning.

PARCEL B

Real property described as Lot One (1) covered by a Deed filed and recorded under the recording number 19253 in the Lincoln County Recorder's Office, Pioche, Nevada, described as follows:

Commencing at a point 160 feet South of the Northeast corner of Section 1, Township 6 South, Range 60 East, M.D.B. & M., and running West 275 feet to the East right of way of U.S. Highway 93; thence South along the highway right of way 900 feet; thence East to the East boundary line of said Lot One (1);

thence North 900 feet to the point of beginning, making approximately six and one-half (6 1/2) acres in Lot One (1) (Northeast Quarter NE 1/4), of Northeast Quarter (NE 1/4) of Section 1.

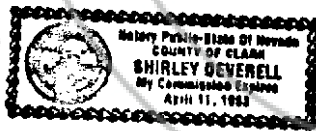
WESTERN EQUITY, TRUSTEE

By [Signature]
STEVEN J. DUESING
its Authorized Agent

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

On August 21, 1991, before me, the undersigned Notary Public in and for said County and State, duly commissioned and sworn, personally appeared STEVEN J. DUESING, known to me to be an authorized agent of WESTERN EQUITY, a Nevada corporation and the person who affixed his name thereto as such and who acknowledged to me that he executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.



[Signature]
NOTARY PUBLIC in and for said
County and State

097340

FILED AND RECORDED AT REQUEST OF
Cow County Title

Sept. 5, 1991

AT 50 MINUTES PAST 4 O'CLOCK
P.M. FOR 98 OF OFFICIAL
BOOK PAGE 137 LINCOLN
COUNTY, NEVADA.

[Signature]
COUNTY REC. DATE

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

STEVEN J. DUESING, ESQUIRE
SHINEHOUSE & DUESING
302 E. Carson Avenue
Third Floor
Las Vegas, NV 89101