

TRUSTEE'S DEED

92-07-0110-FCL

This Indenture, made

, between

STEWART TITLE OF NEVADA

A Nevada corporation, as Trustee as hereinafter stated, herein called Trustee, and

ART K. LEAVITT AND RITA LEAVITT, husband and wife

herein called Grantee. WITNESSETH:

WHEREAS:

JAMES W. MOSS AND JUDY L. MOSS

by Deed of Trust dated Feb. 21, 1978, and recorded **Mar. 6, 1978
in Book 24 page 555 of Official Records, as Document No. 61546 in the office of the County Recorder
of Lincoln County, State of Nevada, **Re-recorded Nov. 20, 1979 in Book 33 page 447
as document no. 66344

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 1 (ONE) 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 July 27, 1992 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 Aug. 13, 1992 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 102 page 647, as Document No. 099199 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 The Lincoln County Record a newspaper of general circulation printed and published in the city of Pioche in Pioche Judicial Township in said County of Lincoln State of Nevada,

in which said Township 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 5th day of Feb. 1993 at the hour of 10:30 A.M. of said day, at Foyer of Stewart Title of Nevada located at 3800 Howard Hughes Pkwy, Suite 500 in the City of Las Vegas, Nevada, and

WHEREAS, three true and correct copies of said Notice were posted in three of the most public places in the City of Las Vegas, in Las Vegas Judicial Township, County of Clark, State of Nevada, in which said sale was noticed to take place, for not less than twenty days before the date of sale therein fixed, and,

WHEREAS, compliance having been made with all of the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to 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 time and place

did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of FOURTY THOUSAND NINE HUNDRED SIXTY EIGHT AND 58/100***** Dollars \$ 40,968.58 1. said Grantee being the highest and best bidder therefor,

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 the State of Nevada County of Lincoln State of Nevada, described as follows:

APN 08-241-02 and 08-241-03

The Southwest Quarter (SW 1/4) of the Southwest (SW 1/4) and the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 25, Township 12 South, Range 65 East, M.D.B. & M.

EXCEPTING THEREFROM those portions lying and being within the Union Pacific Railroad right of way and any state and county roads.

Lincoln County

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 STEWART TITLE OF NEVADA as Trustor, has this day caused its corporate name and seal to be hereunto affixed by its Exec. Vice President and Secretary, thereunto duly authorized by resolution of its Board of Directors.

STEWART TITLE OF NEVADA, TRUSTEE above said

By: *[Signature]* President
Gary R. Hall, Exec. Vice president

Attest: *[Signature]* Secretary
Deborah A. Folk

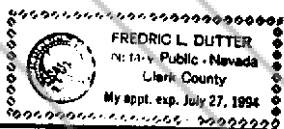
STATE OF NEVADA
COUNTY OF CLARK, ss.

On Feb. 5, 1993, before me, Fredric L. Dutter, a Notary Public in and for said County, personally appeared Gary R. Hall, known to me to be the Exec. Vice President and Deborah A. Folk, known to me to be the Secretary of STEWART TITLE OF NEVADA, the corporation that executed the foregoing instrument, and known to me to be the persons who executed the same on behalf of the corporation therein named, and acknowledged to me that said corporation executed the same as such Trustee.

WITNESS my hand and official seal.

Art and Rita Leavitt
1750 Echo Avenue
Parma, Idaho 83660

[Signature]
Notary Public in and for said County and State



GORM-156-ST1

WHEN RECORDED PLEASE MAIL TO

STEWART TITLE OF NEVADA
3800 HOWARD HUGHES PARKWAY
SUITE 500
LAS VEGAS, NEVADA 89109

STEWART TITLE
OF NEVADA
1701 West Charleston Boulevard
Las Vegas, Nevada 89102

STEWART
OF
NEVADA

099892

FILED AND RECORDED AT REQUEST OF
Stewart Title Of Nevada

February 8, 1993

1:01 MINUTES PAST 1 O'CLOCK
P.M. IN BOOK 104 OF OFFICIAL
RECORDS, PAGE 612 LINCOLN
COUNTY, NEVADA.

Yuriko Setzer
COUNTY RECORDER
By *[Signature]*, Deputy

TRUSTEE'S DEED

FROM
STEWART
TITLE
OF
NEVADA

BOOK 104 PAGE 613