

NOTICE OF BREACH AND ELECTION TO SELL
UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN:

That GARY D. FAIRMAN, ESQ, A Professional Corporation, is the Trustee under a Deed of Trust dated January 15, 1987, executed by VERNON LEE COWIN and BEVERLY BETH COWIN, Trustors, to secure obligations in favor of HOMER HANSEN, SARA JANE HANSEN, DOUGLAS BARLOW, and SUSAN BARLOW, recorded in Book 73, Pages 690-692, Official Records, Lincoln County, Nevada.

That the property described as

Lot 3 of Subdivision Map Page 234, Recorded August 6, 1984, Document #80558, Lincoln County Official Records, Lincoln County, Nevada.

is security under the Deed of Trust to secure a Promissory Note in the sum of Four Thousand Nine Hundred and No\100's Dollars (\$4,900.00) with interest at the rate of 10% per annum. That as of August 1, 1993, there is a principal balance due and owing of Three Thousand Three Hundred Twenty One and 40\100's Dollars (\$3,321.40) together with additional interest which has continued to accrue from that date.

That a breach of the obligations for which Trust Deed is security has occurred in that the Debtors, VERNON LEE COWIN and BEVERLY BETH COWIN, have made no payment for principal and/or interest since August 1, 1990.

That by reason thereof, the undersigned, present Beneficiary under such Trust Deed, has executed and delivered to said Trustee a written Declaration of Default and Demand for Sale, and has surrendered to said Trustee such Trust Deed and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and has elected and does hereby elect to cause the trust property

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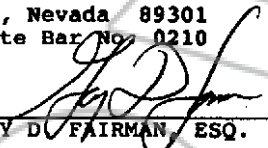
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
482 FIFTH STREET, P.O. BOX 2
ELY, NEVADA, 89301
(702) 298-4423

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to be sold to satisfy the obligations thereby.

DATED this 10 day of December, 1993.

GARY D. FAIRMAN, ESQ.
A Professional Corporation
P.O. Box 5
Ely, Nevada 89301
State Bar No. 0210



GARY D. FAIRMAN, ESQ.

GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
488 FIFTH STREET - P. O. BOX 5
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101248

RECORDED AT REQUEST OF

Gary D. Fairman, ESQ.

December 17, 1993

40 MINUTES FAST 1 OF

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COUNTY, NEVADA.

Yuriko Setzer

COUNTY CLERK
By Julie Boucher, Deputy