

Lincoln County

135458-FCL (0003) NV30
R.P.T.T. \$ 29.90

TRUSTEE'S DEED UPON SALE

No. 135458-FCL

This Indenture, made March 10, 1994, between LAND TITLE OF NEVADA, INC., A Nevada Corporation, as Trustee as hereinafter stated, herein called Trustee and BY POWELL AND FLORA POWELL, HUSBAND AND WIFE herein called Grantee, WITNESSETH:

WHEREAS, BRUCE FOGEL AND FRANCIS FOGEL, HUSBAND AND WIFE by Deed of Trust dated November 30, 1989, and recorded February 6, 1992 in Book No. 100, Page No. 209, Instrument No. 098026, 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 purposed 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 September 21, 1993 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 November 17, 1993 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 No. 107, Instrument No. 101161, 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 NEVADA LEGAL NEWS, 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 March 10, 1994 at 10:00 A.M. of said day, at the main entrance of LAND TITLE OF NEVADA, INC. A Nevada Corporation 720 SO. SEVENTH STREET LAS VEGAS NV 89101, and,

WHEREAS, three true and correct copies of said Notice were posted in three of the most public places in the County of LINCOLN, 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 \$ 22,594.83 Dollars, said Grantee being the highest and best bidder therefore.

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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, expressed or implied, unto the said Grantee BY POWELL AND FLORA POWELL, HUSBAND AND WIFE all that certain property situate in the County of LINCOLN, State of Nevada, described as follows:

THE SW 1/4 SW 1/4 NE 1/4 SW 1/4 AND THE SE 1/4 SE 1/4 NW 1/4 SW 1/4 OF SECTION 15. TOWNSHIP 1 NORTH, RANGE 67 EAST. MT. DIABLO BASE MERIDIAN, THEREOF RECORDED IN THE LINCOLN COUNTY RECORDERS OFFICE, PIOPCHE, NEVADA.

APR:

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 LAND TITLE OF NEVADA, INC., as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its VICE PRESIDENT LARRY C. LOWE thereunto duly authorized by resolution of its Board of Directors.

LAND TITLE OF NEVADA, INC. TRUSTEE aforesaid

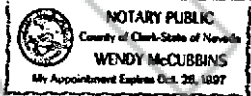
By: Larry C. Lowe
LARRY C. LOWE, VICE PRESIDENT

STATE OF NEVADA }
County of CLARK } ss.

On MARCH 14, 1994 personally appeared before me, a Notary Public, LARRY C. LOWE

the person(s) whose name(s) subscribed to the above instrument who acknowledged that he executed the instrument.

Signature Wendy M. McCubbins
Notary Public



(Notary Seal)

-----SPACE BELOW THIS LINE FOR RECORDER'S USE-----
WHEN RECORDED MAIL TO
BY POWELL AND FLORA POWELL, HUSBAND AND WIFE
8436 SEA GLEN
LAS VEGAS, NV, 89128

101640

FILED AND RECORDED AT RECORDERS OFFICE OF
Land Title of Nevada
March 18, 1994
15 MINUTES EAST
p 109
122

Juruba Setzer
CLERK