

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 31st day of JANUARY, 1997, between GARY D. FAIRMAN, Esq., A Professional Corporation, as Trustee as hereinafter stated, herein called Trustee and HOMER HANSEN AND SARA JANE HANSEN, husband and wife, as Joint Tenants as to an undivided fifty percent (50%) interest and DOUGLAS BARLOW and SUSAN BARLOW, husband and wife, as Joint Tenants as to an undivided fifty percent (50%) interest, herein called Grantees,

W I T N E S S E T H :

WHEREAS, VERNON LEE COWIN and BEVERLY BETH COWIN by Deed of Trust dated January 15, 1987, and recorded February 27, 1987, in Book 73, Page 690, as Document No. 86308, 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 therein expressed, the property hereinafter described among other uses and purposes to secure the payment of that certain promissory note (s) 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 December 1, 1993, the then Beneficiary, or holder of said note(s) did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter filed for record on December 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 108, Page 149, as Document No. 161248, of Official Records of said County; an Amended Notice of Said Breach and Default and of Election to cause the Trustee to sell such property to satisfy the obligation secured by the Deed of Trust, which Amended Notice was recorded in Book 121, Page 59-59, as Document No. 105931, 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 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 said County of Lincoln, 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 sell under the provision of said Deed of Trust and the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on the 24th day of January, 1997, at the hour of 9:30 A.M. of said day, at the Lincoln County Courthouse, No. 1 Main Street, in the Town of Pioche, County of Lincoln, State of Nevada; and,

WHEREAS, true and correct copies of said Notice were posted in three of the most public places in the Meadow Valley Township in the County of Lincoln, State of Nevada, in which said sale was noticed to take place, and three of the most public places in the Meadow Valley Judicial Township in the County of Lincoln, State of Nevada, in which the premises to be sold are situated for

LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
488 FIFTH STREET - P. O. BOX 8
ELY, NEVADA 89301
(702) 288-4423

1 not less than twenty days before the date of sale therein fixed;
2 and,

3 WHEREAS, compliance having been made with all of the
4 statutory provisions of the State of Nevada and with all of the
5 provisions of said Deed of Trust as to the acts to be performed and
6 notices to be given, and in particular, full compliance having been
7 made with all requirements of law regarding the service of notices
8 required by statute, and with the Soldiers' and Sailors' Relief Act
9 of 1940, said Trustee, at the time and place did then and there at
10 the public auction sell the property hereinafter described to said
11 Grantee for the sum of NINE THOUSAND FIVE HUNDRED DOLLARS
12 (\$9,500.00), said Grantees being the highest and best bidder
13 therefore,

14 NOW THEREFORE, Trustee in consideration of the premises
15 recited and the sum above mentioned bid and paid by the Grantees
16 the receipt whereof is hereby acknowledged, and by virtue of these
17 premises, does GRANT AND CONVEY, but without warranty or covenants,
18 expressed or implied, unto said Grantees, all that certain property
19 situate in the County of Lincoln, State of Nevada, described as
20 follows:

21 Lot 3 of Subdivision Map Page 234, Recorded August 6,
22 1984, Document #80558, Lincoln County Official Records,
23 Lincoln County, Nevada.

24 TOGETHER WITH the improvements thereon and all and
25 singular the tenements, hereditaments and appurtenances thereunto
26 belonging or appertaining, and the reversion and reversions,
27 remainder and remainders, rents, issues and profits thereof.

28 IN WITNESS WHEREOF the said GARY D. FAIRMAN, Esq., A
29 Professional Corporation, his name to be hereunto affixed.

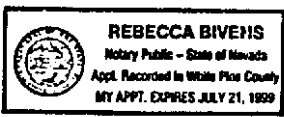
30 GARY D. FAIRMAN, Esq.
31 A Professional Corporation

32 By: [Signature]
33 Gary D. Fairman, Esq.

34 STATE OF NEVADA)
35) SS.
36 COUNTY OF WHITE PINE)

37 On January 31, 1997, personally appeared before
38 me, a Notary Public, GARY D. FAIRMAN, Esq., who acknowledged that
39 he executed the above instrument on behalf of GARY D. FAIRMAN,
40 ESQ., A PROFESSIONAL CORPORATION.

41 [Signature]
42 NOTARY PUBLIC



43 No. 108142
44 filed and recorded at request of
45 Gary Fairman
46 February 5, 1997

47 At 05 minutes past 9 O'clock
48 Lincoln County Nevada Recorder.

49 Yuriko Setzer
50 COUNTY CLERK
51 by [Signature] deputy

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