

1755

When recorded return to:
Mr. and Mrs. Kenneth Price
2685 Dulcinea Drive
Henderson, NV 89014

R.P.T.T. \$17.55

Foreclosure No. 508323

TRUSTEE'S DEED UPON SALE

FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to

KENNETH M. PRICE and JANE PRICE, husband and wife,
as joint tenants
(herein called Grantee) the real property in the County of Lincoln, State of Nevada, described as follows:

Lot 55, HIGHLAND KNOLLS SUBDIVISION, according to the Official Map thereof, filed in the office of the County Recorder of Lincoln County on August 9, 1972, as File No. 51895.

43/304 w/p

EXCEPTING THEREFROM all oil, gas, sodium, and potassium in the lands so patented, together with the right of the UNITED STATES, its lessees, permittees or licensees to prospect for, mine, and remove them under applicable provisions of law, as reserved by THE UNITED STATES OF AMERICA in deed recorded September 3, 1968, in Book N-1, Page 330, Deed Records, Lincoln County, Nevada.
APN: 013-042-44

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by

ALBERTO GARCIA AND SHEILA K. GARCIA, husband and wife,

as Trustors, recorded August 19, 1997, as Document No. 109572, in Book 129, Page 566 of Official Records in the Office of the Recorder of Lincoln County, Nevada, and pursuant to the Notice of Default recorded July 21, 1998, as Document No. 111324 in Book 136, Page 42, of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.

A Notice of Trustee's Sale was published once a week for three consecutive weeks commencing October 29, 1998 in the LINCOLN COUNTY RECORD, a legal newspaper and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted in three public places namely: Lincoln County Courthouse, U.S. Post Office and Tillie's Mini Mart, all located in Pioche, Nevada.

At the place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on November 17, 1998 to said Grantee, being the highest bidder therefor, for \$ 13,203.18 credit, in full satisfaction of the indebtedness then secured by said Deed of Trust.

IN WITNESS WHEREOF, First American Title Company of Nevada as Trustee, has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Dated: December 1, 1998

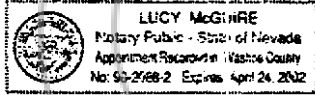
FIRST AMERICAN TITLE COMPANY OF NEVADA
as Trustee

by: Sharon L. Ford
Sharon L. Ford, Vice president

State of Nevada
County of Washoe

On December 1, 1998 before me, the undersigned, a Notary Public in and for said State, personally appeared Sharon L. Ford known to me to be an authorized officer and Vice President of First American Title Company of Nevada, the corporation therein named, and acknowledged to me that such corporation executed the same as Trustee. Witness my hand and official seal.

Lucy McGinire



NO. **111976**

FILED AND RECORDED AT REQUEST OF
FIRST AMERICAN TITLE
DECEMBER 8, 1998

AT 50 MINUTES PAST 12 O'CLOCK
PM IN BOOK 138 OF OFFICIAL

RECORDS PAGE 467 LINCOLN
COUNTY, NEVADA.

YURIKO SETZER

COUNTY RECORDER
BY Lucy McGinire DEPUTY