

ELKO COUNTY

When recorded return to:
Farmers Home Administration

Foreclosure No. 135714

R.P.T.T. \$ NONE

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

UNITED STATES OF AMERICA

(herein called Grantee) the real property in the County of Elko, State of Nevada, described as follows:

TOWNSHIP 40 NORTH, RANGE 54 EAST, MDB&M

- Section 13: S $\frac{1}{2}$ of S $\frac{1}{2}$, NW $\frac{1}{4}$ of SW $\frac{1}{4}$
- Section 14: E $\frac{1}{2}$ of SE $\frac{1}{2}$, NW $\frac{1}{4}$ of SE $\frac{1}{2}$
- Section 24: NW $\frac{1}{4}$ of SE $\frac{1}{2}$
- Section 25: NE $\frac{1}{4}$ of SE $\frac{1}{2}$
- Section 36: NW $\frac{1}{4}$ of NE $\frac{1}{2}$

TOWNSHIP 40 NORTH, RANGE 55 EAST, MDB&M

- Section 16: NE $\frac{1}{4}$ of NW $\frac{1}{4}$, S $\frac{1}{2}$ of NW $\frac{1}{4}$, SW $\frac{1}{4}$, W $\frac{1}{2}$ of SE $\frac{1}{2}$
- Section 17: S $\frac{1}{2}$ of S $\frac{1}{2}$
- Section 18: S $\frac{1}{2}$ of S $\frac{1}{2}$
- Section 19: NE $\frac{1}{4}$ of NE $\frac{1}{2}$
- Section 20: N $\frac{1}{2}$ of N $\frac{1}{2}$
- Section 21: All
- Section 27: W $\frac{1}{2}$ of SW $\frac{1}{4}$
- Section 28: All
- Section 33: E $\frac{1}{2}$, E $\frac{1}{2}$ of NW $\frac{1}{4}$
- Section 34: W $\frac{1}{2}$ of NW $\frac{1}{4}$

TOWNSHIP 39 NORTH, RANGE 55 EAST, MDB&M

Section 4: Lots 1, 8, 9 and 10; NW $\frac{1}{4}$ of SE $\frac{1}{2}$
 That portion of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ described as follows:
 Commencing at the SW corner of Section 4, T.39 N. Range 55 East, M.D.B.&M., running thence North 45°30'40" East, 1910.95 feet; thence East 103.30 feet to a point in the Easterly right-of-way line of Elko to Mountain City Highway, which is corner No. 1 the place of beginning;
 Thence along the Easterly right-of-way line North 14°32' East, 1383.41 feet to Corner No. 2;
 Thence East 845.69 feet to Corner No. 3, the NE corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$
 Thence South 1339.13 feet to Corner No. 4, the SE corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$
 Thence West 1183.15 feet to Corner No. 1, the place of beginning.

TOWNSHIP 39 NORTH, RANGE 55 EAST, MDB&M

Section 4: That portion of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ described as follows:
 Commencing at the SW corner of Section 4, Township 39 North, Range 55 East, MDB&M, running thence East 1119.43 feet to Corner No. 1, a point in the Easterly right-of-way line to Elko to Mountain City Highway; Thence along said Easterly right-of-way line North 14°32' East 838.08 feet to Corner No. 2;
 Thence South 811.26 feet to Corner No. 3, the SE corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$;
 Thence West 210.30 to Corner No. 1, the place of beginning.

TOGETHER WITH

All improvements erected on the property, all easements, appurtenances, rents, royalties, mineral, oil and gas rights, geothermal rights, water, water rights including but not limited to water rights described as follows:

Water rights adjudicated as appurtenant to the said property or any part thereof by any pertinent Decree of that certain proceeding entitled "In the Matter of Determination of Relative Rights of Claimants and Appropriators of the Waters of the Humboldt River Stream System and its Tributaries", being Civil Action No. 2804, in and for the County of Humboldt.

North Fork - Humboldt River - Proof #576

Priority	Acres	CFS
1872	161.80	1.990
1873	161.80	1.990

L. Con. Dec. 276/45

166-2, 90

(57)

ELKO COUNTY

North Fork - Humboldt River - Proof #576 (continued)

Priority	Acres	CFS
1890	341.80	4.204
1902	49.20	.605

BEAVER SPRINGS - Permit #3562
1915 38.60

TOGETHER WITH any water stock and all fixtures attached to the property.

TOGETHER WITH the Federal and State Range permits appurtenant to or attached to the property.

TOGETHER WITH all pumps, motors and irrigation equipment, and transformers and electrical equipment used in connection with the irrigation or drainage of the property.

TOGETHER WITH all other rights and interest covered by the Deed of Trust.

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

ALLAN GREER EDWARDS, JR. and ROBERT G. OJEMANN, dba SAVAL RANCHING COMPANY, a partnership; ALLAN GREER EDWARDS, JR. and JEANNE W. EDWARDS, his wife and ROBERT G. OJEMANN and JEAN OJEMANN, his wife,

as Trustors, recorded July 21, 1976, as Document No. 99301 in Book 232, Page 184, of Official Records in the office of the Recorder of Elko County, Nevada, and pursuant to the Notice of Default recorded March 29, 1985, in Book 488, Page 222, of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties by said Deed of Trust.

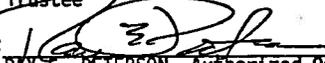
Notice of Trustee's Sale was published once a week for three consecutive weeks commencing July 25, 1985 in the RENO GAZETTE-JOURNAL and the ELKO DAILY FREE PRESS, legal newspapers, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted in six public places namely: Reno City Hall, Washoe County Courthouse and U.S. Post Office, Downtown Station, all located in Reno, Nevada and Telephone pole next to 374-5th Street, at the alley between Idaho and Railroad Streets, Elko County Courthouse and Telephone pole at the corner of 3rd and Commercial Streets, all located in Elko, Nevada.

At the place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on August 15, 1985 to said Grantee, being the highest bidder therefor, for \$350,000.00 cash lawful money of the United States, 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: August 15, 1985

FIRST AMERICAN TITLE COMPANY OF NEVADA
as Trustee

by: 
RAY E. PETERSON, Authorized Officer

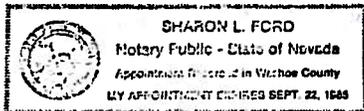
State of Nevada
County of Washoe



On August 15, 1985, before me, the undersigned, a Notary Public, in and for said State, personally appeared RAY E. PETERSON, known to me to be an Authorized Officer of First American Title Company of Nevada, the corporation that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as Trustee.

WITNESS my hand and official seal.


Notary Public



Mc 208240
FILED FOR RECORD
AT REQUEST OF
Farmers Home Administration

85 OCT 4 P 2: 39

INDEXED

RECORDED SK 502 PG 526
JERRY D. REYNOLDS
ELKO CO. RECORDER