

ELKO COUNTY

When recorded return to:
Ken Etchemendy
Ruby View Ranch
Lee, Nevada 89829

R.P.T.T. \$54.45

Foreclosure No. 414759.FCL

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

KEN ETCHEMENDY, A single man (herein called Grantee) the real property in the County of Elko, State of Nevada, described as follows:

attached hereto and made a part hereof.

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

RAYMOND M. LATTIN and DORIS LATTIN

as Trustors, recorded June 21, 1983 as Document N. 176796 in Book 425, Page 92, of Official Records in the office of the Recorder of Elko County, Nevada, and pursuant to the Notice of Default recorded October 6, 1989 as Document No. 282572 in Book 700, Page 256 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 the said Deed of Trust.

A Notice of Trustee's Sale was published once a week for three consecutive weeks commencing March 16, 1990 in ELKO DAILY FREE PRESS, 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 six public places namely: Lamoille Post Office, telephone pole, on N. Lamoille Highway, telephone pole, on southside of said property, all located in Lamoille, Nevada; Elko County Courthouse, Elko Post Office, and Fifth and Railroad Street, 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 April 6, 1990 to said Grantee, being the highest bidder, therefore for \$49,200.00 cash 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 office, thereunto duly authorized.

Dated: April 6, 1990

FIRST AMERICAN TITLE COMPANY OF NEVADA
as Trustee

State of Nevada
County of Elko

by: Shirley Mensink
Shirley Mensink, Assistant Vice President

On April 6, 1990 before me, the undersigned, a Notary Public in and for said County and State, personally appeared SHIRLEY MENSINK, 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.

Sheryl M. Harris
Sheryl A. Harris



ELKO COUNTY

INDEXED

FEE ^{3/10} FILE # 290014
FILED FOR RECORD
AT REQUEST OF

First American Title Co. Of Nev.
'90 APR -6 P2:02

RECORDED BK 717 PG 922
JERRY D. REYNOLDS

All that certain lot, piece or parcel of land situated in the County of Elko, State of Nevada more particularly described as follows:

A parcel of land located in the W1/2SW1/4, Section 19, Township 33 North, Range 58 East, MDB&M., more particularly described as follows:

Commencing at the W1/4 corner of said Section 19,

thence North 89°54'41" East, 731.21 feet to Corner No. 1, the point of beginning,

thence continuing North 89°54'41" East, 592.00 feet to Corner No. 2, a fence line described as the west property line of a parcel of land owned by A.J. WHITNEY and FRANCIS WHITNEY, his wife, as recorded in Book 82, Page 235 of Official Records on file in the Office of Recorder, Elko County, Nevada.

thence South 0°12'15" West, 1339.89 feet along said fence line to Corner No. 3, a point on the Northerly right-of-way line of Nevada State Highway S-572;

thence South 64°29' West, 657.10 feet along said Highway right-of-way to Corner No. 4,

thence North 0°12'13" East, 1622.04 feet to Corner No. 1, the Point of Beginning.

EXCEPTING THEREFROM any portion of State Highway S-572 as it presentally exists.

EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, petroleum, naptha and other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property hereinabove described as reserved in Deed executed by FEDERAL LAND BANK OF BERKELEY to GEORGE W. KENNEDY and MARGARET KENNEDY, recorded December 1, 1939 in Book 49 of Deeds at Page 693, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, petroleum, naptha and other hydrocarbon substances and minerals of whatsoever kind and nature, in, upon or beneath the property hereinabove described as reserved in Deed executed by IRUS SAUDER and LORETTA M. SAUDER, husband and wife to RAYMOND M. LATTIN and DORIS LATTIN, husband and wife, recorded June 21, 1983 in Book 425 of Official Records at Page 89, Elko County, Nevada.

290014

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