

TRUSTEE'S DEED UPON SALE**ORDER NO. 00060293-FCL****ASSESSORS PARCEL NO. 45-011-03****45-011-07, 10; 45-501-03,05,& 06****45-121-23 & 24; 45-021-05, 06**

THIS INDENTURE, made this 14th day of March, 2001 by **STEWART TITLE OF NEVADA**, a Nevada Corporation, as Trustee as hereinafter states, and hereinafter referred to as Trustee and **COMMERCIAL FEDERAL BANK**, a Federal Savings Bank, herein referred to as grantee, whose address is 601 So. Rancho Drive, Suite D-30, Las Vegas, Nevada 89106

WITNESSETH:

WHEREAS, **E.A. COLLINS DEVELOPMENT CORP.**, a Nevada Corporation by Deed of Trust dated October 18, 1999, and recorded October 18, 1999, as Document No. 480151, in the Office of the County Recorder of Nye County, State of Nevada, and recorded December 20, 1999 in Book 991220 as Instrument No. 1985, in the Office of the County Recorder of Clark County, Nevada did grant and convey to said trustee, upon the Trusts therein expressed, the real property hereinafter described, among other uses and purposes to secure the payment of that 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 Default and Election to Sell hereinafter referred to, to which reference is hereby made; and

WHEREAS, on October 6, 2000, the then beneficiary(ies) and holder of the note did execute and deliver to Trustee, a Notice of such breach and default and election to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was recorded October 9, 2000, as Document No. 501564, of Official Records, Nye County, Nevada and on October 16, 2000 in Book 20001016 as Instrument No. 1136, of Official Records, Clark County, Nevada; and

WHEREAS, the 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 for such cases made and provided, made and published once a week for three consecutive weeks before the date of sale therein fixed, in Nye County Nevada in which the premises to be sold is situated and a like notice being published in Clark County, Nevada in which the premises is to be sold, a 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, lawful money of the United States of America, on February 2, 2001, at the hour of 11:30 a.m., at the front entrance of the office of the Trustee, located by 3800 Howard Hughes Parkway, 14th floor, Las Vegas, Nevada 89109, City of Las Vegas, Nevada; and by public declaration the Trustee's Sale was postponed to February 23, 2001 at 11:30 a.m.; and by further public declaration, the Trustee's Sale was further postponed to March 14, 2001 at 11:30 a.m.

WHEREAS, three true and correct copies of said Notice were posted in three public places in the County of Clark, State of Nevada, where said sale was noticed to take place and three like notices were posted within the City or Township of Nye County, Nevada wherein the property to be sold is located for not less than twenty days before the date of said therein fixed; and

WHEREAS, copies of said notice were mailed by certified and first class mail to the grantor and/or successors in interest in accordance with the terms of the Deed of Trust and the applicable statutory provisions of the State of Nevada; and

Nye County Official Records - Nye County - Recorder

STEWART TITLE OF NEVADA
FORECLOSURE SERVICES
3800 HOWARD HUGHES PARKWAY, 14TH, FLOOR
LAS VEGAS, NEVADA 89109
(702) 791-7000
FAX (702) 309-7152

511440

EXHIBIT 'A'

Parcel 1:

The basis of bearing for this real property described is the southerly line of the Southeast Quarter (SE1/4) of Section 4, Township 21 South, Range 54 East, M.D.M., County of Nye, State of Nevada, which bears North 89°53'04" West as per map recorded in File 127033 of Official Records, in the Office of the County Recorder of said County.

Being a portion of Sections 3, 4, 5 & 6, Township 21 South, Range 54 East, M.D.M., County of Nye, State of Nevada, more particularly described as follows:

Commencing at the Southeast corner of Section 4, thence North 00°11'06" West 943.10 feet to the Point of Beginning; Thence South 89°48'54" West 40.00 feet to a point of a curve, to which said line is radial to said curve; Thence northerly along the arc of a curve to the right, concave easterly, having a radius of 430.00 feet, through a central angle of 21°19'40", an arc distance of 160.06 feet to a point of reverse curvature to which radial line bears North 68°51'26" West; Thence Northwesterly along the arc of a curve to the left, concave Southeasterly, having a radius of 45.00 feet through a central angle of 73°22'05", an arc distance of 69.15 feet; thence North 52°13'31" West, 138.77 feet to a point of a curve to which a radial line bears South 51°47'28" West; Thence Southwesterly, along the arc of a curve to the right, concave northwesterly, having a radius of 2147.30 feet, through a central angle of 19°39'10" an arc distance of 736.53 feet to a point on said curve to which a radial line bears South 32°08'17" East; Thence South 00°08'55" East 385.15 feet; Thence North 89°53'04" West 1961.07 feet; Thence North 89°52'57" West 2647.28 feet; Thence North 89°51'22" West, 2637.49 feet; Thence North 89°51'40" West 2636.27 feet; Thence South 00°20'43" West 370.00 feet; Thence South 89°56'11" West 2310.87 feet; Thence South 89°56'11" West 2310.87 feet; Thence North 89°58'48" West 1319.43 feet; Thence South 88°35'01" West 478.80 feet; Thence North 03°01'39" West 1802.63 feet; Thence South 89°37'53" East 4,214.76 feet; Thence North 00°19'20" East 869.90 feet; Thence North 89°59'46" East, 5,266.16 feet; Thence 89°58'14" East 1031.41 feet; Thence North 00°11'02" West, 1327.81 feet; Thence North 89°52'28" East, 4248.37 feet; Thence South 00°11'02" East, 665.60; Thence South 89°54'28" East, 1463.78 feet; Thence South 00°11'02" East, 669.83 feet; Thence North 89°53'15" West 913.60 feet; Thence South 00°25'07" West 282.23 feet; Thence South 17°54'29" West 578.92 feet; Thence South 00°11'06" East 253.52 feet; Thence North 89°51'52" West 367.47 feet; Thence South 00°11'06" East, 247.50; Thence South 89°51'52" East 2668.93 feet; Thence South 00°18'34" West 1335.39 feet; Thence North 89°51'43" West 2657.41 feet; Thence North 99°11'06" West 943.10 feet to the Point of Beginning.

COPY

Nye County Official Records - Town of Las Vegas - Recorder

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TOGETHER WITH, Parcel 2 and 3 of Parcel Map recorded April 20, 1983, as File No. 78681 in the Office of the County Recorder of Nye County, Nevada.

TOGETHER WITH, Parcel "D" as shown by Parcel Map recorded October 15, 1984 in File 127033 of Official Records, Nye County, Nevada

EXCEPTING THEREFROM, the following described property: Commencing at Section corner common to Section 3, 4, 9 and 10, Township 21 South, Range 54 East, M.D. & M, thence North 2670 feet; on section line between Sections 3 and 4; thence East 850 feet, Thence North 500 feet; thence East 100 feet to the true point of beginning: Thence East 100 feet; thence North 100 feet; Thence West 100 feet; thence South 100 feet to the true point of beginning

FURTHER EXCEPTING THEREFROM, a portion of the Southwest Quarter (SW1/4) of Section 3, Township 21 South, Range 54 East, M.D. & M Nye County, Nevada, more particularly described as follows:

A portion of the West 363.00 feet to the North Half (N1/2) of South 495.00 feet of the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section 3, Township 21 South, Range 54 East, M.D. & M more particularly described as Parcel Two (2) as shown by map recorded December 3, 1979 in File No. 14128, of Official Records Nye County, Nevada Records.

FURTHER EXCEPTING THEREFROM, Lots 1 through 3 and Lots 5 through 7 and Lots 9 through 29 in Block 1; Lots 1 and 2 and Lots 4 through 21 and Lot 68 in Block 2 and Lot 13 in Block 3 all as shown on the map of MOUNTAIN FALLS, PHASE 1, recorded as instrument no. 482651 on November 30, 1999.

TOGETHER WITH, the following rights issued by the State of Nevada Division of Water Resources, State Engineer pursuant to Certificates of Appropriation of Water, numbered:

10571, 11132, 12789, 14241, 19029, 19030, 19031, 19536, 22735, 23471, 24773

ALSO EXCEPTING THEREFROM, all that property conveyed in the following deeds:

To Nevada Star, Inc a Nevada Corporation, by Deed recorded November 3, 1999 as Instrument No. 481090A, Nye County, Nevada. Records

To American West Homes, Incorporated, a Nevada Corporation, by Deed recorded April 21, 2000 as Instrument No. 491741, Nye County, Nevada.

To American West Homes, Incorporated, a Nevada Corporation, by Deed recorded June 12, 2000 as Instrument No. 495007, Nye County, Nevada, Records.

Nye County Official Records - Home & Law - Recorder

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Unofficial Copy

Official Records Nye County Nevada
Requested By: Stewart Title
03/28/01 2:08 PM
Naoma Lydon Recorder
Fee: \$11.00 State \$

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Dep. tp

Nye County Official Records - Naoma Lydon - Recorder

