

STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation, herein called Trustee, does hereby grant and convey, but without covenant or warranty, express or implied, to ANVIL CORPORATION, A California Corporation herein called Grantee, the real property in the county of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by EAGLES'S NEST, INC., A Nevada Corporation as Trustor, recorded on Sept. 27, 1988, as Document No. 187252, in Book 988, Page 3944, of Official Records in the Office of the Recorder of Douglas County, Nevada and pursuant to the Notice of Default recorded on Sept. 6, 1989, as Document No. 210271, in Book 989, Page 516, 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 on Dec. 7, 1989, and republished once a week for three consecutive weeks commencing May 31, 1992, in the RECORD-COURIER, a legal newspaper, and at least twenty-one days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted in three, or more, places in the County where said sale was to be held.

At the time and place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on June 25, 1992 to said Grantee, being the highest bidder therefore, for \$2,616,573.48, cash, lawful money of the United States in full satisfaction of the indebtedness then secured by said Deed of Trust.

Dated: June 30, 1992

STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation

State of Nevada)
County of Douglas) SS

BY: Ron Menninga *SEAL*
Ron Menninga, Vice-President

On June 30, 1992, before me, a notary public in and for said state, personally appeared Ron Menninga who is the Vice-President of STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation, personally known to me to be the person who executed the above instrument on behalf of the said corporation, and acknowledged to me that he executed the same for the purposes therein stated.

Kathy Boles
Notary Public

Mail Tax Statements To:

ANVIL CORPORATION
C/O FIRST FIDELITY THRIFT AND LOAN
12750 HIGH BLUFF DR
SAN DIEGO, CA 92130



Documentary Transfer Tax \$ -0-

X Grantee was the Foreclosing Beneficiary
Consideration \$2,616,573.48; unpaid debt
\$2,616,573.48.

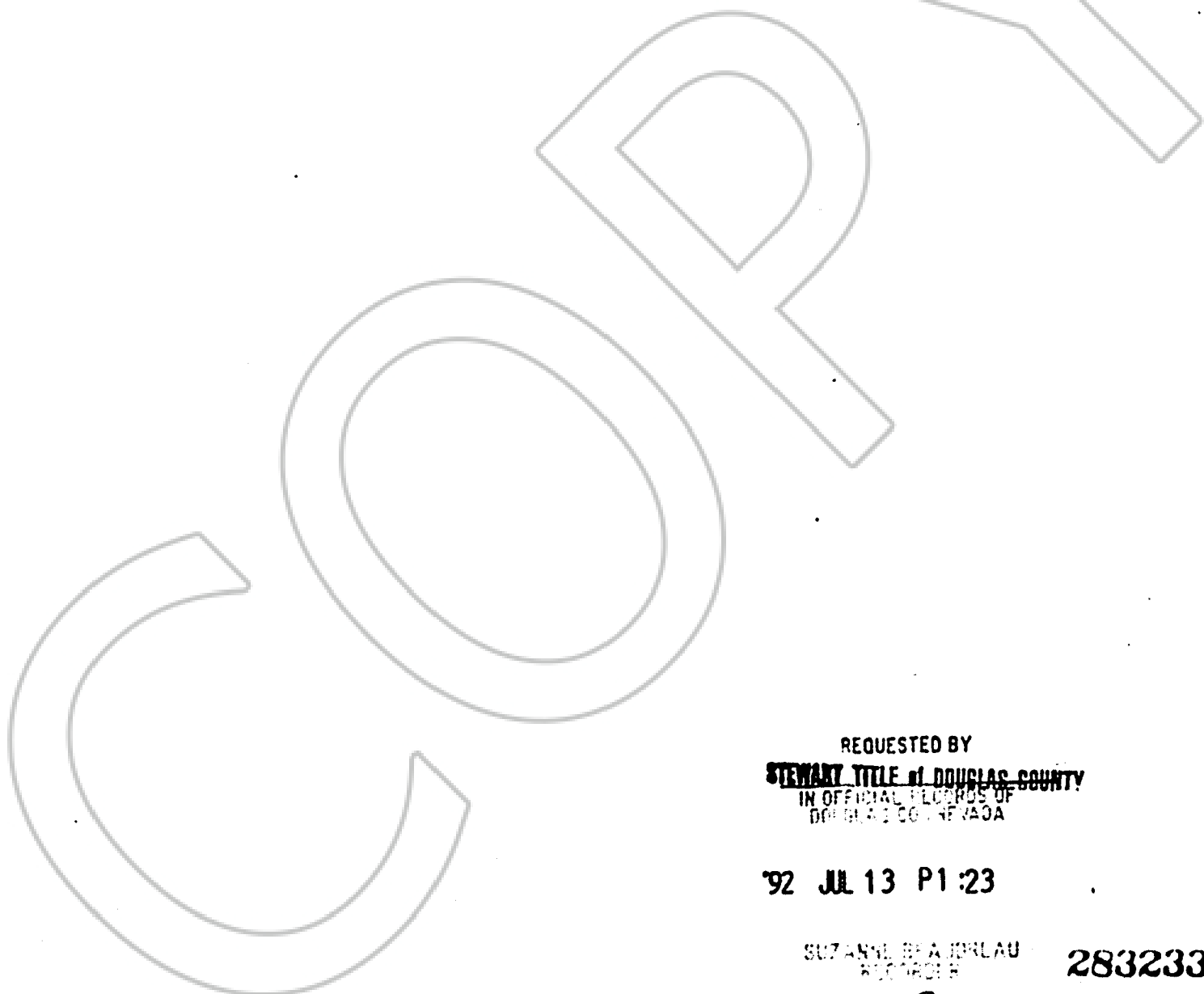
Ron Menninga
Signature of Declarant or Agent
RON MENNINGA

EXHIBIT "A"

Portion of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 13 North, Range 19 East, M.D.B. & M., being fully described as follows:

Commencing at the center of said Section 30, thence South $00^{\circ}23'2''$ East, along the center line of said Section 70.90 feet to the True Point of Beginning, thence continuing South $00^{\circ}23'2''$ East, 582.66 feet; thence North $89^{\circ}48'14''$ West, 651.58 feet; thence North $00^{\circ}20'53''$ West, 114.84 feet; thence North $45^{\circ}52'6''$ East, 502.33 feet to the beginning of a tangent curve to the right with a radius of 320 feet and a central angle of $28^{\circ}38'09''$; thence along said curve 159.93 feet; thence tangent to said curve North $74^{\circ}30'15''$ East, 101.76 feet to the beginning of a tangent curve to the right, a radius of 320 feet and a central angle of $09^{\circ}34'02''$; thence along said curve 53.43 feet to the Point of Beginning.

Assessment Parcel No. 42-010-08.



REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY NEVADA

'92 JUL 13 P1:23

SUZANNE BEAUBREAU
RECORDER 283233

\$6.00 PAID *OK* DEPUTY
BOOK '792 PAGE 1845