

When Recorded Mail To:

Judith A. Joseph
P.O. Box 750
Pioche, Nevada 89043

RPTT Amount: \$265.20
APN Number: 01-092-07

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made November 14, 1997 between COW COUNTY TITLE CO., a Nevada Corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and JUDITH A. JOSEPH, an unmarried woman (herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated August 9, 1991, and recorded August 21, 1991 in Book 98 of Official Records, page 20 as File No. 097255 in the Office of the County Recorder of Lincoln County, Nevada.

KEN WEBSTER and CAROL WEBSTER, husband and wife as community property with right of survivorship, did grant and convey the property herein described to COW COUNTY TITLE CO., a Nevada Corporation, as Trustee and upon the Trusts therein expressed, to secure, among other obligations, payment of one (1) certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

WHEREAS, breach and default occurred under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default, to which reference is hereinafter made; and

WHEREAS, on July 2, 1997 the Owner of said note executed and delivered to Trustee written Declaration and Default and Demand for Sale, and pursuant thereto a Notice of said Breach and Default and of Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded on July 3, 1997 in Book 128 of Official Records, page 508 as File No. 109170 in the Office of the County Recorder of said County; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and in compliance with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the

TRUSTEE'S DEED UPON SALE - continued

property particularly therein and hereinafter described, said property being in the Town of Pioche, County of Lincoln, State of Nevada, and fixing the time and place of sale as November 12, 1997 at 3:00 p.m. at the front steps of the Lincoln County Courthouse, #1 North Main, Pioche, Nevada, and caused a copy of said Notice to be posted for twenty days successively in three public places in the City or Township of Pioche, where said property is located, and in three public places in the Town of Pioche, where said property was to be sold; and said Trustee caused a copy of said Notice to be published once a week for three successive weeks before the date of sale in the Lincoln County Record, a newspaper of general circulation printed and published in the County in which said real property is situated, the first and successive dates of such publication being October 23, 1997; October 30, 1997; and November 6, 1997; and

WHEREAS, copies of said recorded Notice of Default and said Notice of Sale were mailed to all those who were entitled thereto in accordance with Section 107.090 of the Nevada Revised Statutes; and

WHEREAS, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

WHEREAS, at the time and place fixed as aforesaid COW COUNTY TITLE CO., a Nevada Corporation, Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$203,861.71, paid in lawful money of the United States of America by the satisfaction of the indebtedness then secured by the said Deed of Trust, pro tanto.

NOW THEREFORE, Trustee, in consideration of the premises recited and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, express or implied, all that certain property situate in the County of Lincoln, State of Nevada, described as follows:

Lots Twenty-two (22) and Twenty-three in Block Thirty (30) in the Town of Pioche, County of Lincoln, State of Nevada.

ASSESSOR'S PARCEL NUMBER FOR 1997 - 1998: 01-092-07

IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its President, thereunto duly authorized by resolution of its Board of

TRUSTEE'S DEED UPON SALE - continued

Directors.

COW COUNTY TITLE CO., a Nevada Corporation

BY: [Signature]
Tom R. Arnhart, President

STATE OF Nevada

COUNTY OF Nye

On November 20, 1997 appeared before me, a Notary Public, TOM R. ARNHART, personally known or proved to me to be the person whose names are subscribed to the above instrument, who acknowledged that he executed the above instrument.

Kimberly M. Taylor
Notary Public
My commission expires: June 3, 2000



NO. **110151**

FILED AND RECORDED AT REQUEST OF
Cow County Title

Nov. 20, 1997

AT 55 MINUTES PAST 3 O'CLOCK

P. M. IN ROOM 131 OF OFFICIAL

RECORDS PAGE 459 LINCOLN

COUNTY, NEVADA

[Signature]
COUNTY RECORDER