

1902571

TRUSTEE'S DEED UPON SALE

**ORDER NO. 02060371 FCL
ASSESSORS PARCEL NO. 013-190-10**

THIS INDENTURE, made this 23rd day of January, 2003, by STEWART TITLE OF NEVADA, a Nevada Corporation, as Trustee as hereinafter states, and hereinafter referred to as Trustee and Wayne Bradley, an unmarried man, herein referred to as grantee, whose address is 2108 N. Farnmouth Circle, N. Las Vegas, NV 89032

WITNESSETH:

WHEREAS, William A. Hastings, III, an unmarried man by Deed of Trust dated February 22, 2002, and recorded March 12, 2002, in Book 162, Page 211, as Document No. 117822, in the Office of the County Recorder of Lincoln County, State of 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 August 22, 2002, 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 August 22, 2002, in Book 166, Page 267, as Document No. 118715, of Official Records, Lincoln 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 Lincoln County, Nevada as 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 January 23, 2003, at the hour of 11:30 AM, 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

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 where the property is to be sold and three like notices were posted within the City of Township 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 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

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all statutes and with the Soldier's and Sailors Relief Act of 1940, said Trustee, at the time and place aforesaid, did then and there at public auction sell the property hereinafter described to the Grantee for the sum of \$28,734.65 said grantee being the highest bidder therefore.

Lincoln County

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee in receipt of which is hereby acknowledged, and by virtue of these premises, does hereby grant and convey, but without covenant or warranty, express or implied and to title or possession, unto grantee, all that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

Tract 10 of Map of Division into Large Parcels for Wayne Bradley & The Ronald A. Bradley and Gardens S. Bradley Family Trust recorded in Book B of Plats, Page 364 as File No. 110618 in the Office of the County Recorder of Lincoln County, Nevada, lying within the South Half (S1/2) of Section 3, Township 3 South, Range 67 East, MDB&M.

TOGETHER WITH, all appurtenances in which Trustor has any interest, including any water rights benefiting said realty.

IN WITNESS WHEREOF, the said Stewart Title of Nevada, a Nevada Corporation, as Trustee, has this day caused its corporation name to be hereunto affixed by its Assistant Vice President thereunto duly authorized by resolution of its board of directors.

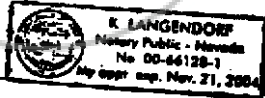
STEWART TITLE OF NEVADA,
As Trustee

BY: [Signature]
Yvonne Thomas

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me, a notary public on January 27, 2003, by Yvonne Thomas, Foreclosure Technician

[Signature]
NOTARY PUBLIC



Mail Tax Statements To:
Wayne Bradley
2108 N. Farmouth Circle
N. Las Vegas, Nevada 89032

119441
FILED AND RECORDED AT REQUEST OF
LINCOLN COUNTY TITLE
FEBRUARY 3, 2003
AT 22 44 P.M. CLERK OF COURSE
J. MARK BOON 170 OF OFFICIAL
RECORDS PAGE 34 LINCOLN
COUNTY, NEVADA

LESLIE BOOCHER
BY: [Signature] DEPUTY
15.00 AM
37.70 NEXT Y
170 REC 35

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 013-190-10
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Flax
 e) Apt. Bldg f) Comm/Ind'l
 g) Agncultural h) Mobile Home
 i) Other

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument # 119441
 Book 170 Page 34.35
 Date of Recording: Feb. 9, 2003
 Notes: _____

3. Total Value/Sales Price of Property \$ 28,734.65
 Debt in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: _____
 Real Property Transfer Tax Due \$ 3770

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.080, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity AS AGENT
 Signature _____ Capacity _____

<p>SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: <u>STEWART TITLE OF NEVADA</u> Address: <u>5800 Howard Hughes Pkwy 19th Fl</u> City: <u>Las Vegas</u> State: <u>NV</u> Zip: <u>89109</u></p>	<p>BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: <u>WANDA CLARK</u> Address: <u>2015 N FARMER TR</u> City: <u>Las Vegas</u> State: <u>NV</u> Zip: <u>89132</u></p>
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COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Escrow # _____
 Address: 363 S.R.3 Main St
 City: Tombah State: NV Zip: 89049