

19025372

TRUSTEE'S DEED UPON SALE

**ORDER NO. 02060372 FCL
ASSESSORS PARCEL NO. 013-190-11**

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 Ronald A. Bradley, Jr. an unmarried man, as to an undivided 1/3 rd interest, and Kimberly K. Coe, an unmarried woman, as to an undivided 1/3rd interest, and Taeng-On Rachchatur, an unmarried woman, as to an undivided 1/3rd interest herein referred to as grantee, whose address is 2104 N. Farmouth Circle, N. Las Vegas, NV 89032

WITNESSETH:

WHEREAS, William A. Hastings, III, an unmarried man by Deed of Trust dated November 8, 2001, and recorded November 29, 2001, in Book 160, Page 148, as Document No. 117379, 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 277, as Document No. 118717, 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 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 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 \$37,208.66 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 in title or possession, unto grantee, all that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

Tract 11 of Map of Division into Large Parcels for Wayne Bradley & The Ronald A. Bradley and Gordon 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&N.

TOGETHER WITH, all appurtenances in which Trustee has any interest, including any water rights benefitting said unity.

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 therunto duly authorized by resolution of its board of directors.

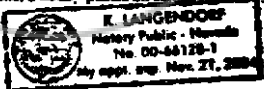
STEWART TITLE OF NEVADA,
As Trustee

BY: [Signature]
Yvette Thomas

STATE OF NEVADA)
)ss.
COUNTY OF CLARK)

This instrument was acknowledged before me, a notary public on January 27, 2003, by Yvette Thomas, Fiancee

[Signature]
NOTARY PUBLIC



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

110442
LINCOLN COUNTY TITLE
FEBRUARY 3, 2003
AT 2:45 MINUTES PAST 3 O'CLOCK
P.M. IN BOOK 170 OF OFFICIAL
RECORDS PAGE 36 LINCOLN
COUNTY, NEVADA
LESLIE BOUCHER
BY [Signature] DEPUTY
15th CLERK
48.75 BERT
PRY 170 REC 37

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 013-190-11
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Townhse d) 2-4 Plex
 e) Apt. Bldg f) Comm/Indl
 g) Agricultural h) Mobile Home
 i) Other

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument #: 110442
 Book: 170 Page: 30-37
 Date of Recording: Feb 5, 2003
 Notes: _____

3. Total Value/Sales Price of Property \$ 37,208.66
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 48.75

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.060, Section _____
 b. Explain Reason for Exemption: _____
 5. Parcel Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 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: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>STEWART TITLE NEVADA</u>	Print Name: <u>CARL D. BRADLEY JR</u>
Address: <u>3800 Howard Hughes Blvd, 19th Fl</u>	Address: <u>2108 N. Falkenuth Circle</u>
City: <u>Las Vegas</u>	City: <u>N Las Vegas</u>
State: <u>NV</u> Zip: <u>89109</u>	State: <u>NV</u> Zip: <u>89032</u>

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: LOW COUNTY TITLE Escrow # _____
 Address: 363 SR11 Main St.
 City: TONOPAH State: NV Zip: 89049