A.P. No.: 001-092-07 & 001-092-08 When recorded return to: Nevada Bank & Trust

P.O. Box 807

Caliente, NV 89008

Foreclosure No. 2002-64750-FC

R.P.T.T. \$ 96.85

MAIL TAX STATEMENT TO: Same as above

## TRUSTEE'S DEED UPON SALE

FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation (berein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to

## **NEVADA BANK & TRUST COMPANY**

(herein called Grantee) the real property in the County of Lincoln, State of Nevada, described as follows:

## PARCEL 1:

Lots Twenty-Two (22) and Twenty-Three (23) in Block Thirty (30) in the Town of Pioche, County of Lincoln, State of Nevada and

## FARCEL 2:

Lots Twenty-Four (24) and Twenty-Five (25) in Block Thirty (30) in the Town of Pioche, County of Lincoln, State of Nevada and

this conveyance is made pursuant to the anthority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by JUDITH A. JOSEPH, Trustee of the Joseph Living Trust dated February 3, 1993 as Trustors, recorded March 30, 2001, as Document No. 116137, in Book 154, Page 85, of Official Records of said County. The Notice of Default recorded May 9, 2002, as Document No. 118130, in Book 163, Page 344 Official Records of Lincoln County, Nevada. The 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 March 20, 2003 in the THE LINCOLN COUNTY RECORD, a legal newspaper and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted in three public places namely. Lincoln County Courthouse, Caliente City Hall and U.S. Post Office, Panaca, Nevada.

At the place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on April 7, 2003 to said Grantee, being the highest bidder therefor, for \$74,205.38 credit in full satisfaction of the indebtedness then secured by said Deed of Trust.

IN WITNESS WHEREOF, First American Title Company of Nevada as trustee, has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Dated: April 15, 2003

First American Title Company of Nevada, 44

Trusiee

Shacon I Ford Vice President

STATE OF NEVADA

COUNTY OF WASHOE

On April 15, 2003, before me, the undersigned, a Notary Public in and for said State, personally appears. Sharon L. Ford known to me to be an authorized officer and Vice President of First American Title Company of Nevada, the corporation therein named, and acknowledged to me that such corporation executed the same as Trustee. Witness my hand and official scal.

NOTARY PUBLIC

Appointment Recorded in Visitors County
His: 59-2069-2 - Expires April 24, 2006

BOOK 172 PAGE 201

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LINCOLY DOUNTY ACCOUNTS
FEE \$15.00
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