

FILED FOR RECORDING  
AT THE REQUEST OF

Kirt Whipple

2003 OCT 17 AM 11 28

LINCOLN COUNTY RECORDER  
FEE \$16.00 DEP  
LESLIE BOUQUER

When recorded mail to:  
Max McCrosky and Shirley McCrosky  
H.C. #74, P. O. Box 172  
Pioche, Nevada 89043

STATE OF NEVADA §  
§  
COUNTY OF LINCOLN §

TRUSTEE'S DEED

I, Kirt Whipple, Esq., as Trustee under the Deed of Trust hereinafter described, in consideration of the sum of \$ 107,206.92 paid by Max McCrosky and Shirley McCrosky, hereby GRANT, SELL, and CONVEY to Max McCrosky and Shirley McCrosky, husband and wife, their heirs and assigns forever, all of that certain tract or parcel of real property containing a house and approximately four (4) acres located in the town of Eagle Valley, Lincoln County, Nevada and described as follows:

Parcel #9, of Map #101567, Book 114, Page 514,  
Within the S.W. ¼ and N.W. ¼ Section #35, T1N, R69E, M.D.B. & M. Lincoln  
County, State of Nevada,  
Beginning at the S. W. Corner, bearing S. 17°30'09" W., a distance of 282.86',  
The N.W. corner, thence; bearing N. 72°09'35" W., a distance of 617.00',  
The N.E. corner, thence; bearing S. 17°30'09" W., a distance of 282.86',  
The S.E. corner, thence; bearing N. 71°14'53" W., a distance of 617.00',  
The S.W. corner the point of beginning.  
Containing 4 acres more or less.  
Subject to a right of way for utilities as is recorded; in the "official Records of  
Lincoln County."  
To amend distances as above from Recorded Real Estate Deed Book 114, Page  
514, Document # 103747 Recorded 7/25/1995.  
Assessors 2000/2001-tax year parcel # 6-241-59.

TO HAVE AND TO HOLD the above described property with all the rights and appurtenances thereto. I also hereby bind Bill Bush, his heirs, personal representatives, successors, and assigns, forever to warrant and defend this real property against all persons claiming it; provided, however, that this conveyance is made subject to the following: (1) all easements, exceptions, covenants, conditions, restrictions, reservations,

and rights appearing of record; (2) all unrecorded easements and rights-of-way; (3) the rights of any party or parties who are or have been in physical possession of any part of the property or who claim under any lease, license, or right of prescription; (4) any vacancies, conflicts in boundaries or discrepancies in area; (5) any rights of adjacent owners; (6) any obligations or restrictions imposed on the property by any governmental authority; (7) any unpaid taxes for 2003 and any assessments for 2003 or any prior year imposed after the date of this conveyance. Further, no warranty, express or implied, is given regarding the habitability of the property or on the completeness or correctness of the property description set forth above.

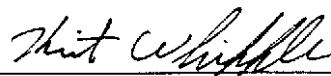
This conveyance is made pursuant to the powers conferred on me by the deed of trust dated August 28, 2000, recorded September 15, 2000, in Book 150, page 490, deed of trust records of Lincoln County, Nevada, executed by Bill Bush as Grantor to me as Trustee for the benefit of Max McCrosky and Shirley McCrosky, and referred to in this instrument as the Deed of Trust.

The sale of the property was conducted in strict accordance with law and with the terms of the Deed of Trust. All the conditions and prerequisites to the sale were performed.

The property was sold because Bill Bush defaulted in the obligations of the promissory note dated August 28, 2000, in the original principal amount of \$ 91,468.89, which the Deed of Trust was given to secure. The nature of this default, which existed at the time of sale, was the failure to make the payment(s) on the note when due. The unpaid balance due on the note at the time of the sale was \$ 87,288.68.

Max McCrosky and Shirley McCrosky, as the holder of the note, presented the note and made due demand on Bill Bush to cure the above-described default. A Notice of Default and Election to Sale Real Property dated June 24, 2003, was sent to Bill Bush and filed in the deed of trust records of Lincoln County, Nevada on that date. Max McCrosky and Shirley McCrosky made due demand on me as Trustee to sell the property pursuant to the terms of the Deed of Trust. At least twenty days before the date of the sale, a Notice of Trustee's Sale dated September 25, 2003, giving the time and place of sale, was properly posted and sent to each debtor obligated to pay the debt. The property was sold at public auction on Friday October 17, 2003, at 11:00 A.M., in Lincoln County, Nevada, the county in which the property is situated, in full accordance with law and the terms of the Deed of Trust. Max McCrosky and Shirley McCrosky were the highest bidder at the sale, and credited \$ 107,206.<sup>92</sup> to the above referenced promissory note, in full satisfaction of the indebtedness secured by the Deed of Trust.

Dated: October 17, 2003



Kirt Whipple, Esq, Trustee

