

WHEN RECORDED MAIL TO :
Western Title Company, Inc.
1626 Hwy 395
Minden NV 89423

FORECLOSURE NO. 83878-ICF
R.P.P.T. \$74.10
xx based on full value
APN 1420-33-810-049

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on the 13TH day of MARCH, 2001, and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first part, and BLAIN W. REDWINE, an unmarried man, as his sole and separate property, party of the second part, whose address is 3306 Bonnyview, Carson City NV 89701

BLAIN Q. REDWINE

WITNESSETH

WHEREAS, RICKEY DONALD BELL, a Married man as his sole and separate property

executed a Promissory Note payable to the order of TABITHA MICHELLE MAITA, GUARDIAN FOR THE ESTATE OF CAROLINE ATHENA MAITA, AN ADULT WARD

in the principal sum of \$42687.34 and bearing interest, and as security for the payment of said Promissory Note, said RICKEY DONALD BELL, a Married man as his sole and separate property, Trustor, executed a certain Deed of Trust to WESTERN TITLE COMPANY OF NEVADA, INC., a Nevada corporation, as original Trustee for as TABITHA MICHELLE MAITA, GUARDIAN FOR THE ESTATE OF CAROLINE ATHENA MAITA, AN ADULT WARD Beneficiary, which Deed of Trust was dated JULY 25TH, 1996, and was recorded on JULY 31, 1996, in book 0796, page 5487, document no. 393317 of official records of Douglas county, Nevada; and

WHEREAS, breach of obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the balance of the installment of principal and interest due on **July 30th, 2000** and in the failure to pay each payment of principal and interest that thereafter became due together with attorney's fees, foreclosure fees and costs: and

WHEREAS, TABITHA MICHELLE MAITA, GUARDIAN FOR THE ESTATE OF CAROLINE ATHENA MAITA, AN ADULT WARD

executed and acknowledged a Notice of Default and Election to Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election to Sell recorded on NOVEMBER 22, 2000, in book 1100, page 4397, as document no. 0503776, of official records of Douglas county, Nevada; and

WHEREAS, on NOVEMBER 22, 2000, a copy of said Notice of Default and Election to Sell was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, by direction of the Beneficiary herein, said WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would be on the 13TH day of March, 2001, at the hour of 11:00 o'clock am sell at the location of Douglas County Administration Bldg, 1616 Eighth Street, Minden, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the Promissory Note secured by it; that said Notice of Sale was published in The Record Courier, Gardnerville, Nevada, in its issues dated

February 24, 2001, March 3rd, 2001 and March 10, 2001

and said Notice of Sale was posted in (3) three public places in **Douglas** County namely, at the lobby of the Douglas County Clerk, Minden, Nevada, at the entrance of the Douglas County Courthouse, Minden, Nevada, and at the entrance of the Douglas County Administration Bldg, Minden, Nevada, on

February 20th, 2001

WHEREAS, on the 20th day of February, 2001, a copy of said Notice of Sale was mailed by registered mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of \$ **57,000.00**, for said property, and said sum was highest and best bid therefore;

0512955

0510403

BK 0401 PG 6508

BK 0301 PG 3358

NOW THEREFORE; for and in consideration of said sum of \$ 57,000.00 , the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the party of the second part, and to its successors and assigns forever, all that certain real property situate in the County of Douglas , state of Nevada , that is described as follows:

1373 Judy Street, Minden NV 89423
APN 1420-33-810-049

LOT 32, AS SHOWN ON THE OFFICIAL MAP OF IDLE ACRES SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON APRIL 5TH, 1960, IN BOOK 01, PAGE 65, AS FILE NO. 15812

TOGETHER WITH, the improvements thereon, and all other singular the tenements hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, the said remises, together the appurtenances, unto the said party of the second part, and to its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

Dated:

STATE OF NEVADA

WESTERN TITLE COMPANY, INC.

[Signature]
DAVE ROBINSON
Senior Vice President

County of DOUGLAS)

on March 14, 2001) SS.

This instrument was acknowledged before me

by DAVE ROBINSON, as SENIOR VICE PRESIDENT of/for WESTERN TITLE COMPANY, INC., a Nevada corporation

MAIL TAX STATEMENT TO:
SAME AS ABOVE

.....
FOR RECORDER'S USE

[Signature]
Notary Public



REQUESTED BY

WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2001 APR 25 PM 12: 42

LINDA SLATER
RECORDER

\$8⁰⁰ PAID *Kr* DEPUTY

0510403

BK0301PG3359

REQUESTED BY

WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2001 MAR 14 PM 12: 15

LINDA SLATER
RECORDER

\$8⁵⁰ PAID *Kj* DEPUTY

0512955

BK0401PG6509