

No. 86136-ICF
A. P. No. 1420-28-411-005

When recorded mail to:

JEFFREY A. NICOLETTA
P. O. Box 17206
South Lake Tahoe CA 96151
Mail tax statements to:

JEFFREY A. NICOLETTA
P. O. Box 17206
South Lake Tahoe CA 96151 TRUSTEE'S DEED

R.P.T.T. \$ ~~35.10~~

#86136 ~~ICF~~
ICF

THIS INDENTURE, made and entered into on January 10, 2003, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first part, and JEFFREY A. NICOLETTA, an unmarried man, party of the second part, whose address is: P. O. Box 17206, South Lake Tahoe, CA 96151,

W I T N E S S E T H :

WHEREAS, CURTIS ALLEN and WENDY ALLEN, husband and wife, executed a Promissory Note payable to the order of SHAWN HALL, an unmarried man, and ROXANNE SHADE, an unmarried woman, as joint tenants, in the principal sum of \$5,000.00, and bearing interest, and as security for the payment of said Promissory Note said CURTIS ALLEN and WENDY ALLEN, husband and wife, as Trustor, executed a certain Deed of Trust to STEWART TITLE OF DOUGLAS COUNTY, Trustee for SHAWN HALL, an unmarried man, and ROXANNE SHADE, an unmarried woman, as joint tenants, Beneficiary, which Deed of Trust was dated January 9, 2001, and was recorded January 10, 2001, in Book 0101, Page 1584, Document No. 0506560, Official Records, Douglas County, Nevada; and

WHEREAS, WESTERN TITLE COMPANY, INC., a Nevada corporation, was substituted as Trustee under said Deed of Trust, in the place and stead of STEWART TITLE OF DOUGLAS COUNTY, by document recorded March 22, 2002, in Book 0302, Page 8089, Document No. 537647, Official Records, Douglas County, Nevada; and

WHEREAS, a breach of the 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 principal and interest due on March 10, 2002, the maturity date of said note; and

WHEREAS, SHAWN HALL and ROXANNE SHADE 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 was recorded March 22, 2002, in Book 0302, Page 8090, Document No. 537648, Official Records, Douglas County, Nevada; and

WHEREAS, on March 28, 2002, 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 SHAWN HALL and ROXANNE SHADE the said WESTERN TITLE COMPANY, INC., Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the 10th day of January, 2003, at the hour of 10:00 o'clock A.M., sell at the front steps of the Douglas County Courthouse, 1616 8th 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 in its issues dated December 18 and December 25, 2002, and January 1, 2003, and said Notice of Sale was posted in three public places, namely, at the Douglas County Courthouse, at the Douglas County Sheriff's Office, and at the United States Post Office, Minden, Nevada, on December 18, 2002; and

