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
#86/36756

TRUSTEE'S DEED

R.P.T.T. \$ 35.

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,

## WITNESSETH:

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  $\underline{\text{March }28}$ , 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

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164 HUBBARD WAY
SUITE A

RENO, NEVADA 89502

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WHEREAS, on December 12, 2002, 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 TWENTY-SIX THOUSAND SIX HUNDRED NINETY-TWO AND DOLLARS (\$26,692.23) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$26,692.23, 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 his heirs and assigns force of the second part, and to his heirs and assigns force of the second party of the that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

Lot 45 as shown on the Official Map of COCHRAN ESTATES UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on May 14, 1973, in Book 573, Page 577, Document No. 66230.

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

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs 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.

WESTERN TITLE COMPANY, INC.

By: GENEVA MARTINKUS, FORECLOSURE OFFICER

STATE OF

Nevada

SS

COUNTY OF

Washoe

This instrument was acknowledged before me on January 17 2003, by Geneva Martinkus , as <u>Foreclosure Officer</u> of WESTERN TITLE COMPANY, INC.

Notary Public



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

2003 JAN 22 PM 4: 33

WERNER CHRISTEN RECORDER \$ 15 PAID\_

6 DEPUTY

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LAW OFFICE OF JUDITH A. OTTO, LTD. 164 HUBBARD WAY SUITE A RENO, NEVADA 89502

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