

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

A. P. No. 1320-04-001-004
No. 139875-FCL/89763TSC

2004 AUG 12 PM 2:40

When recorded mail to:
Prinsburg State Bank
c/o Gray, Plant, Mooty
1010 W. St. Germain St.
Suite 600
St. Cloud, MN 56301

WERNER CHRISTEN
RECORDER

\$1700 PAID CF DEPUTY

Mail tax statements to:
Same as above

R.P.T.T. \$ 11092.50

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on August 5, 2004, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first part, and PRINSBURG STATE BANK, party of the second part, whose address is: c/o Gray, Plant, Mooty, 1010 W. St. Germain Street, Suite 600, St. Cloud, MN 56301,

W I T N E S S E T H :

WHEREAS, ASA INVESTMENTS, LLC, a Nevada Limited Liability Company, executed a Promissory Note payable to the order of COMSTOCK BANK in the principal sum of \$1,280,000.00, and bearing interest, and as security for the payment of said Promissory Note said ASA INVESTMENTS, LLC, a Nevada Limited Liability Company, as Trustor, executed a certain Deed of Trust to STEWART TITLE OF DOUGLAS COUNTY, Trustee for COMSTOCK BANK, Beneficiary, which Deed of Trust was dated September 26, 1996, and was recorded October 1, 1996, in Book 1096, Page 117, Document No. 397775, Official Records, Douglas County, Nevada; and

WHEREAS, the obligation evidenced by the foregoing Promissory Note was amended and/or modified by Change in Terms Agreement dated September 25, 1997, and by document dated April 18, 2003; and

WHEREAS, the beneficial interest under said Deed of Trust, and the note secured thereby, was assigned to PRINSBURG STATE BANK by document recorded October 7, 2002, in Book 1002, Page 2225, Document No. 554042, Official Records, Douglas County, Nevada; and

WHEREAS, WESTERN TITLE COMPANY, INC., a Nevada corporation, was substituted as Trustee under said Deed of Trust by document

recorded March 26, 2004, in Book 304, Page 12691, Document No. 608441, 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 installment of principal and interest due on July 15, 2003, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, PRINSBURG STATE BANK 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 26, 2004, in Book 304, Page 12693, Document No. 608442, Official Records, Douglas County, Nevada; and

WHEREAS, on April 2, 2004, 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 PRINSBURG STATE BANK 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 5th day of August, 2004, at the hour of 11:00 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 July 14, July 21, and July 28, 2004, and said Notice of Sale was posted in three public places, namely, at the Douglas County Administration Office, at the Douglas County Clerk's Office, and at the Douglas County Sheriff's Office on July 9, 2004; and

WHEREAS, on July 6, 2004, 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 TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$275,000.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$275,000.00, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of

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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:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 4, Township 13 North, Range 20 East, in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the most Southerly corner of Lot 5 in Block B of the CARSON VALLEY BUSINESS PARK PHASE I, recorded in Book 993, at Page 3579, as Document No. 318019 of the Official Records of said Douglas County, said point being on the Northeasterly right-of-way line of Business Parkway; thence Northwesterly along said right-of-way North 49°51'44" West, 231.38 feet; thence North 40°08'16" East, 360.00 feet; thence South 49°51'44" East, 231.38 feet; thence South 40°08'16" West, 360.00 feet to the point of beginning.

Said land is also known as being Lot 5 in Block B as shown on the Official Map of Carson Valley Business Park Phase 1, recorded in the office of the Douglas County Recorder, State of Nevada, on September 21, 1993, in Book 993, at Page 3579, as File No. 318019, Official Records, together with that portion of Mid Valley Parkway as abandoned on September 1, 1995, in Book 995, at Page 42, as File No. 369679, Official Records.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Quitclaim Deed, recorded in the office of the County Recorder of Douglas County, Nevada, on May 27, 1996, in Book 396, Page 4413, as Document No. 384163 of Official Records.

TOGETHER WITH all equipment, fixtures, mobile homes, manufactured homes or modular homes which have not been legally acceded to the real property in accordance with Nevada law, and other articles of personal property owned by Trustor, and attached or affixed to or used in the operation of the real property, together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without

limitation, all insurance proceeds and refunds of premiums) from any sale or other disposition of the property.

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 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.

WESTERN TITLE COMPANY, INC.

By: *Geneva Martinkus*
 GENEVA MARTINKUS
 FORECLOSURE OFFICER

STATE OF NEVADA)
)
 COUNTY OF WASHOE) SS

This instrument was acknowledged before me on 8-11, 2004, by GENEVA MARTINKUS, as FORECLOSURE OFFICER of WESTERN TITLE COMPANY, INC.

[Signature]
 Notary Public

