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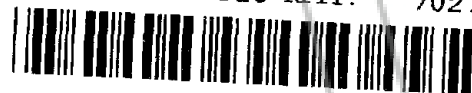
DOC # 0638639
03/11/2005 11:30 AM Deputy: KLJ

OFFICIAL RECORD

Requested By:
BLAIN Q REDWINE

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0305 PG- 4318 RPTT: 702.00



WHEN RECORDED MAIL TO:

BRIAN REDWINE
P.O. BOX 1341
DAYTON, NV 89403

MAIL TAX STATEMENTS TO:

BLAINE REDWINE
P.O. BOX 1341
DAYTON, NV 89403

APN 1220-04-002-002

RPTT \$702.00

Trustee Sale No. F041441-TS / NV Title Order No. 4231300 Loan No. 0417008240 / 0002

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein was not the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$155,084.81
- 3) The amount paid by the grantee at the trustee sale was \$180,000.00
- 4) The documentary transfer tax is \$
- 5) Said property is in GARDNERVILLE --A.P.N. 1220-06-002-002

and LANDAMERICA DEFAULT SERVICES COMPANY, a California Corporation (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to BLAIN REDWINE (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of Douglas, State of Nevada, described as follows:

SEE ATTACHED LEGAL DESCRIPTION


RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 05/07/2003, and executed by PHILLIP A. CLENNELL, AN UNMARRIED MAN as Trustor, and Recorded on June 4, 2003 as Instrument No. 0578869 Book 0603 Page 01704 of official records of Douglas County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County. All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of Default and Election to Sell Under Deed of Trust and of the Notice of Trustee's Sale and the posting of copies of said Notice of Trustee's Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust sold the herein described property at public auction on 03/02/2005. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$180,000.00 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

Date: March 4, 2005

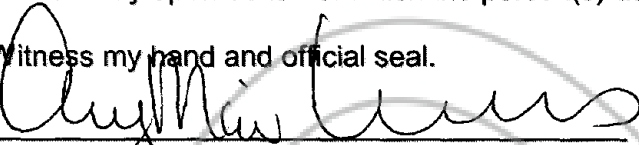
LAWYERS TITLE OF NEVADA, INC., a corporation, as Trustee



Tina Suihkonen, Assistant Secretary

State of California
County of Orange

On March 4, 2005 before me, the undersigned, a Notary Public in and for said county, personally appeared Tina Suihkonen personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.


Notary Public in and for said County and State



GUARANTEE NUMBER 22-023-00117

FILE NUMBER: 00134222-CT

EXHIBIT A

A Parcel of Land lying in the Northwest ¼ of the Southeast ¼ of Section 6, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada.

Commencing at the East ¼ corner of Section 6, said Township and Range; thence South 89°40'40" West along the North line of said Southeast 1/4, said line also being the south right of way line for Waterloo Lane, a distance of 2,875.98 feet to the Point of Beginning.

Thence continuing South 89°40'40" West a distance of 260.00 feet; thence South 00°05'46" East a distance of 167.50 feet; thence North 89°40'40" East a distance of 260.00 feet; thence North 00°05'46" West a distance of 167.50 feet, to the Point of Beginning.

In compliance with Nevada Revised Statute 111.312, the herein legal description was taken from instrument recorded August 20, 1999, in Book 899, page 3974, as File No. 474983, recorded in the official records of Douglas County, State of Nevada.

APN 1220-06-002-002



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BK- 0305
PG- 4320
03/11/2005