

**OFFICIAL RECORD**

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00

BK-0705 PG-11729 RPTT: 42.90



Interval #: 09003032/AH (4227210C)

A Portion of APN: 42-010-40

**WHEN RECORDED, MAIL TO:**

Quintus Financial Services, LLC  
P.O. Box 158  
Genoa, NV 89411

**MAIL TAX BILLS TO:**

Quintus Financial Services, LLC  
P.O. Box 158  
Genoa, NV 89411

Documentary Transfer Tax: \$42.90

\_\_\_\_\_ Grantee was the foreclosing Beneficiary; Consideration was \$10,938.66;

\_\_\_\_\_ Computed on the consideration of value of property conveyed.

**TRUSTEE'S DEED**

THIS DEED, is made this 21st day of July 2005, by Quintus Financial Services, LLC, a Nevada limited liability company, David G. Hyman, Authorized Agent, having a mailing address of P.O. Box 158, Genoa, Nevada 89411, herein Grantor, and QUINTUS FINANCIAL SERVICES, LLC, a Nevada limited liability company, herein Grantee.

Grantor is the trustee under the certain deed of trust dated April 27, 1999, executed by Louis S. Kelly and Kadette Kelly, husband and wife as joint tenants with right of survivorship for the benefit of QUINTUS FINANCIAL SERVICES, LLC, a Nevada limited partnership having a mailing address of P.O. Box 158, Genoa, Nevada, 89411, which deed of trust was recorded in the Official Records of the County Recorder of Douglas County, Nevada, in Book 0699 at Page 0020 as Document Number 469264, hereinafter the Deed of Trust.

Grantor, as trustee under the Deed of Trust, did sell the Property at public auction at the time and place noticed for such sale on July 21, 2005, to Grantee, the highest bidder, for U.S. \$10,938.66, in cash, in full or partial satisfaction of the indebtedness secured by the Deed of Trust.


Prior to said sale, Notice of Default and Election to Sell was recorded on January 13, 2005, in Book 0105 at Page 4021 as Document Number 634314 in the Official Records of the County in which the property is located, and a Notice of Trustee's Sale with respect to the sale of the Property was published in the Douglas County Record Courier, a newspaper of general circulation in Douglas County, Nevada, once a week for three consecutive weeks commencing July 1, 2005, and a copy of said Notice was posted for not less than twenty (20) days at the location of the sale and also at not less than three (3) public places in the locale of the Property, namely (1) United States Post Office, Minden; (2) Douglas County Administration Building, Minden; and (3) Douglas County Courthouse, Minden.

Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents remise, release, sell, convey, and quit claim, without covenant or warranty, express or implied, to Grantee, all right, title, interest, claim and demand of Grantor in and to that real property located in the County of Douglas, State of Nevada, legally described as follows and herein referred to as the Property;

See Exhibit A attached hereto and  
Incorporated herein by this reference.


IN WITNESS WHEREOF, Grantor has caused this Trustee's Deed to be executed in its name as of the day and year first above written.

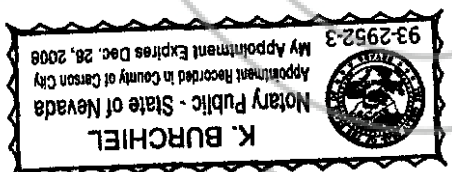
Quintus Financial Services, LLC  
a Nevada Limited Liability Company

By:   
David G. Hyman, Authorized Agent

STATE OF NEVADA )  
                                  ) SS  
County of Douglas )

On July 21, 2005, personally appeared before me, a Notary Public, David G. Hyman, who is the Authorized Agent of Quintus Financial Services, LLC, a Nevada limited liability company, personally known to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the above instrument for the purposes therein stated.

  
Notary Public



**EXHIBIT "A"**

**(42)**

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>th</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 272 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week every other year in EVEN - numbered years in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13<sup>th</sup> Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 1319-30-645-003

