

OFFICIAL RECORD  
Requested By:  
FIRST CENTENNIAL TITLE CO OF

NV  
Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00  
BK-1106 PG-10773 RPTT: 518.70



A. P. No. 1219-15-001-109  
No. 152922-LM

R.P.T.T. \$ 518.70

When recorded mail to:

William Birk  
2561 Woodcrest Ln.  
Carson City, Nv. 89701

Mail tax statements to:

Same as above

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on November 22, 2006, by and between JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA, as Trustee, party of the first part, and WILLIAM R. BIRK and KAREN T. BIRK, husband and wife, as community property with right of survivorship, as to an undivided 50% interest, and WAYNE E. BIRK, a single man, and WILLIAM R. BIRK, a married man, as his sole and separate property, as joint tenants with right of survivorship, as to an undivided 50% interest, parties of the second part, whose address is: 2561 Woodcrest Ln.  
Carson City, Nv. 89701

W I T N E S S E T H :

WHEREAS, ANDERSON REAL ESTATE CONSULTING, LLC, a Nevada limited liability company, as to Parcel 1, and CINDY ANDERSON, a married woman, as to her undivided 50% interest, as to Parcel 2, executed a Promissory Note payable to the order of WILLIAM R. BIRK and KAREN T. BIRK, husband and wife, as community property with right of survivorship, as to an undivided 50% interest, and WAYNE E. BIRK, a single man, and WILLIAM R. BIRK, a married man, as his sole and separate property, as joint tenants with right of survivorship, as to an undivided 50% interest in the principal sum of \$90,000.00, and bearing interest, and as security for the payment of said Promissory Note said ANDERSON REAL ESTATE CONSULTING, LLC, a Nevada limited liability company, as to Parcel 1, and CINDY ANDERSON, a married woman, as to her undivided 50% interest, as to Parcel 2, as Trustor, executed a certain Deed of Trust to FIRST AMERICAN TITLE COMPANY, a Nevada corporation, Trustee for

WILLIAM R. BIRK and KAREN T. BIRK, husband and wife, as community property with right of survivorship, as to an undivided 50% interest, and WAYNE E. BIRK, a single man, and WILLIAM R. BIRK, a married man, as his sole and separate property, as joint tenants with right of survivorship, as to an undivided 50% interest, Beneficiary, which Deed of Trust was dated July 25, 2005, and was recorded July 28, 2005, as Document No. 0650741, and re-recorded March 23, 2006, as Document No. 0670623, Official Records, Douglas County, Nevada; and

WHEREAS, JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA, was substituted as Trustee under said Deed of Trust, in the place and stead of FIRST AMERICAN TITLE COMPANY, by document recorded June 5, 2006, as Document No. 0676629, 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 principal and interest due on December 1, 2005, the maturity date of said note; and

WHEREAS, JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA, at the request of WILLIAM R. BIRK, KAREN T. BIRK and WAYNE E. BIRK 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 June 5, 2006, as Document No. 0676630, Official Records, Douglas County, Nevada; and

WHEREAS, on June 7, 2006, 2006, 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 WILLIAM R. BIRK, KAREN T. BIRK and WAYNE E. BIRK the said JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA, 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 22nd day of November, 2006, at the hour of 1:00 o'clock P.M., sell at the 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 recorded October 26, 2006, as Document No. 0687389, Official Records, Douglas County, Nevada; that said Notice of Sale was published in The Record-Courier in its issues dated November 1, November 8, and November 15, 2006, and said Notice of Sale was posted in three public places in Minden, Nevada; namely, at the Douglas County Courthouse, at the Douglas County Judicial Building, and at the United States Post Office, and in three public places in Gardnerville, Nevada, namely, at the Douglas County Senior Center, at the United States Post Office, and at the Town Administrative Office, on November 1, 2006; and

WHEREAS, on October 31, 2006, a copy of said Notice of Sale 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, at the time and place so set for said sale said parties of the second part did bid the sum of ONE HUNDRED THIRTY-TWO THOUSAND SEVEN HUNDRED SEVENTY-FIVE AND 77/100 DOLLARS (\$132,775.77) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$132,775.77, 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 parties of the second part, in the interests and tenancies stated above, an undivided one-half (1/2) interest in and to that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

PARCEL 2:

Lot 19, as shown on the Official Map of SHERIDAN ACRES UNIT NO. 1, filed in the Office of the County Recorder of Douglas County, State of Nevada, on June 8, 1966, in Book 41, Page 192, as Document No. 32486.


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 parties of the second part, in the interests and tenancies set forth above.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.


JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA

By:   
Diane J. Allen

Its: Authorized Signature

STATE OF NEVADA )  
  ) ss  
COUNTY OF WASHOE )

This instrument was acknowledged before me on November 29, 2006, 2006, by Diane J. Allen, as Authorized Signature of JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA.

  
Notary Public

