

APN: 1419-00-001-019
No.: 10081
RPTT: ~~\$20.50~~ 19.50

When recorded mail to:
Mail Tax Statements to:
Michael Sarman
653 Mottsville Ln
Gardnerville, NV 89410

060501870

DOC # 0698033
03/29/2007 10:53 AM Deputy: GB

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS
COUNTY

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0307 PG- 9573 RPTT: 19.50



(Space Above For Recorder's Use Only)

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made March 28, 2007 between Phil Frink & Associates, Inc., a Nevada corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and Michael Sarmon, a married man as his sole and separate property (herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated January 23, 2004, and recorded January 23, 2004, in Book 104, at Page 7743, as Document No. 0602737, of Official Records of Douglas County, State of Nevada, Jeff Dingman, an individual did grant and convey the property herein described to Stewart Title of Northern Nevada, a Nevada corporation upon the Trusts therein expressed, to secure, among other obligations, payment of that certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

WHEREAS, breach and default occurred under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell, to which reference is hereinafter made; and

WHEREAS, on October 11, 2006 the Owner of said note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of Default and Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded November 13, 2006, in Book 1106 at Page 3854, as Document No. 688403, of Official Records of Douglas County, State of Nevada; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and in compliance with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly therein and hereinafter described, said property being in the County of Douglas, State of Nevada, and fixing the time and place of sale as March 28, 2007, at 1:00 o'clock P.M. at the front entrance of the Douglas County Judicial Building located at 1625 8th St., Minden, Nevada, and caused a copy of said Notice to be posted for twenty days successively in three public places in the Judicial Township of Eastfork where said property is located, and in three public places in the Town of Minden, where said property was to be sold; and said Trustee caused a copy of said Notice to be published once a week for three successive weeks before the date of sale in Record Courier, a newspaper of general circulation printed and published in the County in which said real property is situated, the first date of such publication being February 28, 2007; and,

WHEREAS, copies of said recorded Notice of Default and said Notice of Sale were mailed to all those who were entitled thereto in accordance with Section 107.090 of Nevada Revised Statutes; and

WHEREAS, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

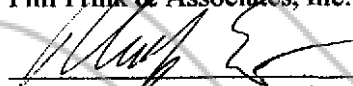
WHEREAS, at the time and place fixed as aforesaid, Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$5,000.00 paid in lawful money of the United States of America by the satisfaction of the indebtedness then secured by the said Deed of Trust, pro tanto.

NOW THEREFORE, Trustee, in consideration of the premises recited and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY, unto Grantee, but without any covenant, or warranty, expressed or implied, all that certain property situate in the County of Douglas, State of Nevada, described as follows:

The NW ¼ of the Northwest ¼ of Section 1, T.14 N., R.19 E, M.D.B.&M.

IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.

Phil Frink & Associates, Inc.



By: Phillip E. Frink, President

State of Nevada)
County of Washoe) SS

This instrument was acknowledged before me on March 28, 2007 by Phillip E. Frink, as President of Phil Frink & Associates, Inc.


Notary Public