

OFFICIAL RECORD

Requested By:
FIRST CENTENNIAL TITLE CO OF

NV
Douglas County - NV
Werner Christen - Recorder

Page: 1 of 4 Fee: 17.00
BK-0407 PG-2971 RPTT: 2991.30



A. P. No. 1319-03-710-030
No. 154091-LM

R.P.T.T. \$2,991.30

When recorded mail to:
Universal Pacific Investments
P. O. Box 4710
Stateline, NV 89449

Mail tax statements to:
Same as above

AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)

X Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

-OR-

The undersigned, hereby affirm(s) that this document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by the following: _____

Lucy McGuire
Signature

Lucy McGuire
Print Signature

Agent N/A
Title Foreclosure Officer

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on January 17, 2007, 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 UNIVERSAL PACIFIC INVESTMENTS CORPORATION, a Nevada corporation, party of the second part, whose address is: P. O. Box 4710, Stateline, NV 89449,

W I T N E S S E T H :

WHEREAS, JEFFREY DINGMAN, STACY DINGMAN and ZOE PRUETT DINGMAN executed a Promissory Note payable to the order of UNIVERSAL PACIFIC INVESTMENTS CORPORATION, a Nevada corporation, in the principal sum of \$560,000.00, and bearing interest, and as security for the payment of said Promissory Note said ZOE PRUETT DINGMAN, as Trustor, executed a certain Deed of Trust to FIRST AMERICAN TITLE COMPANY, Trustee for UNIVERSAL PACIFIC INVESTMENTS CORPORATION, a Nevada corporation, Beneficiary, which Deed of Trust was dated June 17, 2004, and was recorded June 17, 2004, in Book 604, Page 9022, as Document No. 0616415, 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 August 30, 2006, in Book 806, Page 11447, as Document No. 0683393, 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 June 16, 2005, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, UNIVERSAL PACIFIC INVESTMENTS CORPORATION 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 August 30, 2006, in Book 806, Page 11449, as Document No. 0683394, Official Records, Douglas County, Nevada; and

WHEREAS, on September 1, 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 UNIVERSAL PACIFIC INVESTMENTS CORPORATION 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

17th day of January, 2007, at the hour of 10:00 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 recorded December 15, 2006, in Book 1206, Page 5700, as Document No. 0690886, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record-Courier in its issues dated December 27, 2006, January 3 and January 10, 2007, and said Notice of Sale was posted in three public places, namely, at the Douglas County Courthouse, at the Douglas County Sheriff's Office, and at the Douglas County Library, Minden, Nevada, on December 15, 2006; and

WHEREAS, on December 20, 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 party of the second part did bid the sum of SEVEN HUNDRED SIXTY-SIX THOUSAND FIVE HUNDRED FORTY-FIVE AND 06/100 DOLLARS (\$766,545.06) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$766,545.06, 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 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:

Lot 20, in Block D, as said Lot and Block are set forth on the Final Map entitled GENOA LAKES PHASE 1, a planned unit development, recorded March 16, 1993, in Book 393 of Official Records, at Page 3260, Douglas County, Nevada, as Document No. 302137.

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.

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

By: *Diane J. Allen*
Diane J. Allen

Its: Authorized Signature

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

This instrument was acknowledged before me on April 10, 2007, by Diane J. Allen, as Authorized Signature of JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA.

Lucy McGuire
Notary Public

