

OFFICIAL RECORD

Requested By:  
STEWART TITLE

APN: 1022-15-001-013  
No.: 10189  
RPTT: \$590.85

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00  
BK-0807 PG-03414 RPTT: 590.85



When recorded mail to:  
Mail Tax Statements to:  
Ernest Blickle and Elly R. Blickle  
1064 Westeria Dr.  
Minden, NV 89423

070500512

(Space Above For Recorder's Use Only)

**TRUSTEE'S DEED UPON SALE**

THIS INDENTURE, made August 7, 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 Ernest Blickle and Elly R. Blickle, husband and wife as joint tenants (herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated September 12, 2006, and recorded September 15, 2006, in Book 0906, at Page 4955, as Document No. 684553, of Official Records of Douglas County, State of Nevada, Melissa Spears, a married woman as her sole and separate property did grant and convey the property herein described to Western Title Company, Inc. 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 March 13, 2007 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 March 13, 2007, in Book 0307 at Page 3960, as Document No. 696983, 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 July 18, 2007, at 1:00 o'clock P.M. at the main entrance of the Douglas County Judicial Building located at 1625 8<sup>th</sup> Street, Minden, Nevada, and caused a copy of said Notice to be posted for twenty days successively in three public places in the Eastfork Judicial Township where said property is located, and in three public places in the City 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 June 27, 2007;

Said sale was postponed by mesne oral postponements to August 7, 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 \$151,269.87 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:

Lot 19, in Block B, as shown on the map of Topaz Ranch Estates Unit No. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

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 )  
  ) SS  
County of Washoe )

This instrument was acknowledged before me on August 7, 2007 by Phillip E. Frink, as President of Phil Frink & Associates, Inc.

  
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Notary Public

