

A. P. No. 1022-10-002-099  
No. 10170-FCL

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-0807 PG-04150 RPT: 729.30

R.P.T.T. \$



When recorded mail to:  
Grantee  
Bank of America Center  
600 E. William St., Ste. 300  
Carson City, NV 89701-4052


Mail tax statements to:  
Same as above.

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

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: \_\_\_\_\_.

  
\_\_\_\_\_  
Signature  
JOY M. TAGHIOF  
\_\_\_\_\_  
Print Signature

Agent WESTERN TITLE CO.  
\_\_\_\_\_  
Title FORECLOSURE OFFICER  
\_\_\_\_\_

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on August 2, 2007, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first part, and FRED SCARPELLO, Trustee of the SCARPELLO & HUSS, LTD. PROFIT SHARING PLAN AND TRUST, party of the second part, whose address is:

Bank of America Center, 600 E. William St., Ste. 300, Carson City, NV 89701-4052,

W I T N E S S E T H :

WHEREAS, ROBERT J. STRAUSER, an unmarried man, executed a Promissory Note payable to the order of SCARPELLO & HUSS, LTD. PROFIT SHARING PLAN AND TRUST in the principal sum of \$172,000.00, and bearing interest, and as security for the payment of said Promissory Note said ROBERT J. STRAUSER, an unmarried man, as Trustor, executed a certain Deed of Trust to WESTERN TITLE COMPANY, INC., Trustee for SCARPELLO & HUSS, LTD. PROFIT SHARING PLAN AND TRUST, Beneficiary, which Deed of Trust was dated August 3, 2005, and was recorded August 4, 2005, as Document No. 651319, 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 of principal and interest due on February 4, 2007, the date of maturity of said note; and

WHEREAS, FRED SCARPELLO, Trustee of the SCARPELLO & HUSS, LTD. PROFIT SHARING PLAN & TRUST, 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 March 30, 2007, as Document No. 698256, Official Records, Douglas County, Nevada; and

WHEREAS, on April 3, 2007, 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 FRED SCARPELLO, Trustee of the SCARPELLO & HUSS, LTD. PROFIT SHARING PLAN AND TRUST, the said WESTERN TITLE COMPANY, INC., 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 2nd day of August, 2007, at the hour of 11:00 o'clock A.M., sell at the Douglas County Courthouse, 1625 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

Records, Douglas County, Nevada; that said Notice of Sale was published in The Record-Courier in its issues dated July 11, July 18, and July 25, 2007, and said Notice of Sale was posted in three public places, namely, at the Douglas County Administration Building, at the Douglas County Courthouse, and at the office of the Douglas County Registrar, Minden, Nevada, on July 11, 2007; and

WHEREAS, on July 12, 2007, 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 ONE HUNDRED EIGHTY-SIX THOUSAND SIX HUNDRED THIRTY-ONE AND 24/100 DOLLARS (\$186,631.24) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$186,631.24, 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 his successors and assigns forever, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

Lot 162 of TOPAZ RANCH ESTATES UNIT NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on February 20, 1967, in Book 47, Page 761, as Document No. 35464.

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.

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TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to his 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.

WESTERN TITLE COMPANY, INC.

By:   
JOY M. TAGHIOF  
FORECLOSURE OFFICER  
Its: \_\_\_\_\_

STATE OF NEVADA            )  
  ) SS  
COUNTY OF WASHOE        )

This instrument was acknowledged before me on 8-13, 2007, by JOY M. TAGHIOF, as FORECLOSURE OFFICER of WESTERN TITLE COMPANY, INC.

  
Notary Public

