

A. P. No. 1220-16-510-061
 No. 012193-FCL

Douglas County - NV
 Werner Christen - Recorder

R.P.T.T. \$ 157.95

Page: 1 Of 4 Fee: 17.00
 BK-1107 PG- 4427 RPTT: 157.95

When recorded mail to:
 David and Karen Kurtzman
 PO Box 14296
 S. Lake Tahoe, CA 96151



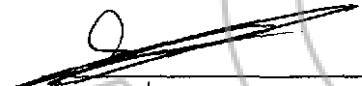
Mail tax statements to:
 Same as above

**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: _____.


 _____ Agent WESTERN TITLE CO.
 Signature Title FORECLOSURE OFFICER
JOY M. TAGHIOF
 Print Signature

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on November 6, 2007, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation, Trustee, party of the first part, and DAVID S. KURTZMAN and KAREN M. KURTZMAN, husband and wife, as joint tenants with right of survivorship, parties of the second part, whose address is: P.O. Box 14296 So. Lake Tahoe, CA 96151.

W I T N E S S E T H :

WHEREAS, on February 6, 2004, DONALD E. KENYON and GLORIA L. KENYON, husband and wife, executed a Promissory Note payable to the order of DAVID S. KURTZMAN and KAREN M. KURTZMAN, husband and wife, in the principal sum of \$25,000.00, and bearing interest, and as security for the payment of said Promissory Note said DONALD E. KENYON and GLORIA L. KENYON, husband and wife, as Trustor, executed a certain Deed of Trust to WESTERN TITLE COMPANY, INC., a Nevada corporation, Trustee for DAVID S. KURTZMAN and KAREN M. KURTZMAN, husband and wife, as joint tenants, Beneficiary, which Deed of Trust was dated February 6, 2004, and was recorded February 26, 2004, in Book 204, on Page 11240, as Document No. 605681, 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 October 26, 2005, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, DAVID S. KURTZMAN and KAREN M. KURTZMAN 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 21, 2007, as Document No. 0703549, Official Records, Douglas County, Nevada; and

WHEREAS, on June 29, 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 DAVID S. KURTZMAN and KAREN M. KURTZMAN 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 6th day of November, 2007, at the hour of 11:00 o'clock A.M., sell at the Douglas County Courthouse located at 1625 8th Street, in 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 9, 2007, as Document No. 0710864, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record-Courier in



its issues dated October 10, 2007, October 17, 2007 and October 24, 2007, and said Notice of Sale was posted in three public places, namely, at the Minden Post Office, the Douglas County Courthouse and the Douglas County District Court, in Minden, Nevada, on October 8, 2007; and

WHEREAS, on October 8, 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 including the Internal Revenue Service; and

WHEREAS, at the time of said sale, said property was subject to a United States Federal Tax Liens;

WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of FORTY THOUSAND THREE HUNDRED FIVE AND 96/100 DOLLARS (\$40,305.96) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$40,305.96, 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, and to their heirs, successor and assigns, all that certain real property situate in the Count of Douglas, State of Nevada, that is described as follows:

Lot 282 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2 filed in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 31, Page 686, as Document No. 28309 and Amended Title Sheet recorded on June 4, 1956 in Book 31, page 797 as Document No. 28377.

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, and to their heirs, successors and assigns.

The above-described property is affected by a United States Federal Tax lien under Federal Serial No. 178467804 Recorded on June 29, 2004, in Book 604 on page 14291, as Document No. 617441, Official Records, Douglas County, Nevada,

which lien was in the amount of \$42,155.94, plus statutory interest and penalties thereon, and is subject to the statutory right of the United States of America to redeem the property from any purchaser at sale. Reference is made to Section 2410, Title 28, of the United States Code for further particulars concerning the redemption rights of the United States of America.

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.,
a Nevada corporation

By: [Signature]
JOY M. TAGHIOF
FORECLOSURE OFFICER

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

This instrument was acknowledged before me on
11-15, 2007, by JOY M. TAGHIOF as
FORECLOSURE OFFICER of/for WESTERN TITLE COMPANY, INC., a
Nevada corporation

[Signature]
Notary Public

TAMARA EIFERT
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-37669-2 - Expires November 4, 2010