

OFFICIAL RECORD  
Requested By:  
MARQUIS TITLE & ESCROW

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 2 Fee: 15.00  
BK-0208 PG- 1765 RPTT: 1879.80



APN: 1319-33-002-026  
No.: 10106  
RPTT: \$1,879.80

When recorded mail to:  
Mail Tax Statements to:  
John Wittrig  
870 Rojo Wy  
Gardnerville, NV 89460

270032

(Space Above For Recorder's Use Only)

### TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made January 31, 2008 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 Willie E. Ruppel and Marianne Ruppel, husband and wife as joint tenants with right of survivorship, as to an undivided 7.321701% interest; Lavern Ridenour and Lisa Bell Ridenour, husband and wife as joint tenants with right of survivorship, as to an undivided 2.122232% interest; Jean Pierre Irissarry, Trustee of the Jean Pierre Irissarry Trust, as to an undivided 6.260585% interest; Donald James Tyler, Trustee U/T/A dated December 8, 1992 Donald James Tyler 1992 Family Trust Agreement, as to an undivided 12.733392% interest; Stuart V. Dawson, Trustee of The Stuart V. Dawson Revocable Trust, dated August 25, 1999, as to an undivided 5.830833% interest; August Greulich, a widower, as to an undivided 10.61116% interest; Kenneth L. Green, an unmarried man, as to an undivided 5.830833% interest; Pauline Layborn, an unmarried woman as to an undivided 5.830833% interest; Larry E. Fischer and Ida B. Fischer, husband and wife as joint tenants with right of survivorship, as to an undivided 6.95604% interest; Roy West and Ernestine West, Co-Trustee of The Roy West and Ernestine West Family Trust dated June 2, 1990 as to an undivided 21.222321% interest; John J. Wittrig, an unmarried man, as to an undivided 2.334455% interest; June Steele as to an undivided .887093% interest; Joyce Anderson as to an undivided .887093% interest; Edward Heinlein, aka Jay Heinlein as to an undivided .560269% interest; Robert D. Cassese and Melissa A. Cassese, husband and wife as joint tenants as to an undivided 10.61116% interest (herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated May 10, 2004, and recorded May 21, 2004, in Book 0504, at Page 9824, as Document No. 613706, of Official Records of Douglas County, State of Nevada, Donald Wright, a married man as his sole and separate property did grant and convey the property herein described to Marquis Title & Escrow, Inc., 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 December 5, 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 March 1, 2007, in Book 0307 at Page 184, as Document No. 696155, 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 January 9, 2008, at 2:00 o'clock P.M. at the main entrance to the Douglas County Judicial Building located at 1625 8<sup>th</sup> St., 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 December 19, 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 \$481,735.09 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:

Parcel 3, as set forth on Parcel Map for Margie Johnson, filed for record in the office of the Douglas County Recorder on March 27, 2003, as Document No. 571535, in book 0303, at Page 13526, Official Records of Douglas County, Nevada

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 January 31, 2008 by Phillip E. Frink, as President of Phil Frink & Associates, Inc.



Notary Public

