

APN#: 1419-27-710-001

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 017728-FCL

When Recorded Mail To:
Kimball Family Trust
1329 HWY 395, SUITE 10,
PMB 317
GARDNERVILLE, NV
89410

Mail Tax Statements to: (deeds only)
SAME AS ABOVE

DOC # **729899**
09/12/2008 10:33AM Deputy: DW
OFFICIAL RECORD
Requested By:
WESTERN TITLE INC RIDGE
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: 18.00
BK-908 PG-2624 RPTT: 1,023.75



(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature


JOY M. TAGHIOF

FORECLOSURE OFFICER

TRUSTEE'S DEED

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

A. P. No. 1419-27-710-001
No. 17728-FCL

R.P.T.T. \$ 1,023.75

When recorded mail to:
KIMBALL FAMILY TRUST
1329 HWY 395, SUITE 10 PMB 317
GARDNERVILLE, NV 89410


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: _____.



Signature
JOY M. TAGHIOF

Print Signature

Agent WESTERN TITLE CO
Title FORECLOSURE OFFICER

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on September 4, 2008, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first part, and JEFFREY JOYCE, Trustee of the KIMBALL FAMILY TRUST AS AMENDED AND RESTATED FEBRUARY 14, 2001, party of the second part, whose address is: 1329 Highway 395, Suite 10, PMB 317, Gardnerville, NV 89410.



W I T N E S S E T H :

WHEREAS, WILLIAM A. BROWN, an unmarried man, executed a Promissory Note payable to the order of JEFFREY JOYCE, Trustee of the KIMBALL FAMILY TRUST AS AMENDED AND RESTATED FEBRUARY 14, 2001, in the principal sum of \$239,200.00, and bearing interest, and as security for the payment of said Promissory Note said WILLIAM A. BROWN, as Trustor, executed a certain Deed of Trust to WESTERN TITLE COMPANY, INC., a Nevada corporation, Trustee for JEFFREY JOYCE, Trustee of the KIMBALL FAMILY TRUST AS AMENDED AND RESTATED FEBRUARY 14, 2001, Beneficiary, which Deed of Trust was dated February 12, 2007, and was recorded February 14, 2007, as Document No. 0694996, 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 14, 2008, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, JEFFREY JOYCE, Trustee of the KIMBALL FAMILY TRUST AS AMENDED AND RESTATED FEBRUARY 14, 2001, 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 24, 2008, as Document No. 720147, Official Records, Douglas County, Nevada; and

WHEREAS, on March 26, 2008, 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 JEFFREY JOYCE, Trustee of the KIMBALL FAMILY TRUST AS AMENDED AND RESTATED FEBRUARY 14, 2001 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 4th day of September, 2008, at the hour of 11:00 o'clock A.M., sell at the entrance to 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 August 4, 2008, as Document No. 727957, Official



Records, Douglas County, Nevada; that said Notice of Sale was published in the Record Courier in its issues dated August 6, 2008, August 13, 2008 and August 21, 2008, and said Notice of Sale was posted in three public places, namely, at the Douglas County Administration Building, the Douglas County Clerk, and the Douglas County Courthouse, in Minden, Nevada, on August 1, 2008; and

WHEREAS, on August 4, 2008, 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 TWO HUNDRED SIXTY TWO THOUSAND THREE HUNDRED NINETY AND 10/100 DOLLARS (\$262,390.10) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$262,390.10, 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, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

Lot 21 in Block A, of set forth on Final Subdivision Map, a Planned Development PD00-16 for MOUNTAIN MEADOW ESTATES, PHASE, 1, filed for record with the Douglas County Recorder on March 6, 2002, in Book 302, Page 2214, as Document No. 536360, Official Records, Douglas County, Nevada.

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 his successors and assigns.



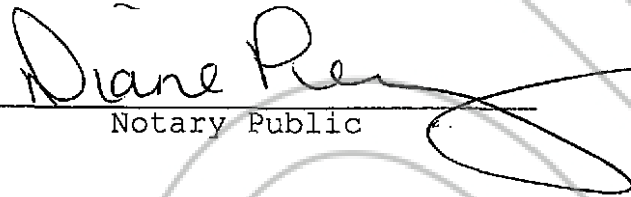
IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

WESTERN TITLE COMPANY, INC.

By: 
JOY M. TAGHIOF
FORECLOSURE OFFICER

STATE OF NEVADA)
COUNTY OF WASHOE) ss

This instrument was acknowledged before me on 9.10, 2008, by JOY M. TAGHIOF as FORECLOSURE OFFICER of/for WESTERN TITLE COMPANY, INC.


Notary Public

