

OFFICIAL RECORD

Requested By:  
PHIL FRINK & ASSOCIATES INC

APN: 1319-33-002-022  
No.: 10108  
RPTT: \$3,120.00

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 3 Fee: 16.00  
BK-1008 PG- 2729 RPTT: 3120.00

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



(Space Above For Recorder's Use Only)

**TRUSTEE'S DEED UPON SALE**

THIS INDENTURE, made September 5, 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 Troy D. Griggs and Martha Griggs, Trustees of The Griggs Trust Dated October 3, 2001, as to an undivided \$80,000.00 and Justo Jaimerena and Maria Jaimerena, husband and wife as joint tenants, as to an undivided \$35,000.00 and Roy West and Ernestine West, Co-Trustees of the Roy West and Ernestine West Family Trust dated June 20, 1990, as to an undivided \$136,000.00 and Stuart V. Dawson Trustee of The Stuart V. Dawson Revocable Trust dated August 25, 1999, as to an undivided \$50,000.00 and K.M. Kroyer, Trustee of The K.M. Kroyer Trust, dated May 10, 2001, as to an undivided \$20,000.00 and John Wittrig, an unmarried man, as to an undivided \$15,000.00 and Donald Wayne Stukey and Brenda Meredith Stukey, Co-Trustees of The Donald Wayne Stukey and Brenda Meredith Stukey Family Revocable Trust, dated September 21, 2005, as to an undivided \$100,000.00 and Conrad Chares Marcione, Jr. and Suzanne Lynn Marcione, Trustees of the Restatement and Amendment of Declaration of Marcione Family Revocable Trust under Trust Agreement dated December 4, 1989, as to an undivided \$150,000.00 and Joseph S. Loudon, Jr., a married man, as to an undivided \$98,000.00 and Dominique Naylor, an unmarried woman, as to an undivided \$100,000.00 and Larry E. Porter and Cindie L. Porter, husband and wife as joint tenants, as to an undivided \$95,000.00 and Richard W. Wishon and Deborah Wishon, husband and wife as joint tenants, as to an undivided 100,000.00 and Paul Thomas Brunelle and Susan Gaylene Brunelle, Trustee of The Brunelle Family Trust dated February 26, 1990, as to an undivided \$50,000.00 and Eddie Dale and Darla Dale, Trustees of The Dale Living Trust, dated August 26, 1996, as to an undivided \$20,000.00 and John J. Wittrig and Sandra Tyler, Co-Trustees of The Donald James Tyler Trust dated 12/08/1992, as to an undivided \$85,000.00 and Willie Ruppel, an unmarried man, as to an undivided \$75,000.00 and Jerald L. Goehring, Trustee of The Gerald L. Goehring Trust, dated .2/1993, as to an undivided \$100,000.00 and Elmer A. Hansen, Trustee of The Elmer A. Hansen Revocable Trust, dated 10/01/1987, as to an undivided \$25,000.00 and Rick K. Bailey and Delores I. Bailey, husband and wife as joint tenants, as to an undivided \$104,000.00 and Thomas Tenant, a married man as his sole and separate property, as to an undivided \$50,000.00 and Grace Iribarren, Trustee of The Grace Iribarren Trust, as to an undivided \$70,688.00 and Arnold Jessick, as to an undivided \$45,000.00 and Jewel E. Lewis, Trustee and Successor of The Jewel E. Lewis Trust, dated 06/26/1995, as to an undivided \$70,000.00 and Donald L. Davis and Irma Davis, Trustees of The Davis Family Trust, dated 06/19/96, as to an undivided \$25,000.00 and Jean P. Irissarry, Trustee of The Jean P. Irissarry Trust, as to an undivided \$80,000.00 and H. Marlon Henvit and Doris T. Henvit, husband and wife as joint tenants, as to an undivided \$25,000.00 and Herbert Ruppel and Edeltraut Ruppel, Trustees of The Ruppel Family Trust dated October 15, 1997, as to an undivided \$30,000.00 (herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated October 28, 2003, and recorded November 3, 2003, in Book 1103, at Page 126, as Document No. 595547, of Official Records of Douglas County, State of Nevada, Geran C. Vines and Denise Vines, husband and wife as joint tenants 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 March 1, 2008 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 6, 2007, in Book 0307 at Page 1792, as Document No. 0696445, 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 August 1, 2008, at 2:00 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 Judicial Township of Eastfork 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, 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 July 11, 2008; and,

Said sale was postponed to September 5, 2008 by an oral postponement.

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

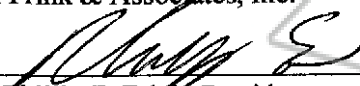
WHEREAS, at the time and place fixed as aforesaid, Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$800,000.00 paid in lawful money of the United States of America by the satisfaction of the indebtedness then secured by the said 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 2, 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 September 5, 2008 by Phillip E. Frink, as President of Phil Frink & Associates, Inc.

  
Notary Public

