

PARCEL NO: 1319-33-002-026
NEW PARCEL NO:

R.P.T.T. \$ 785.85

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 5 Fee: 0.00
BK-0509 PG- 329 RPTT: 785.85



QUITCLAIM DEED

THIS INDENTURE, made this 30th day of April , 20 09 . by
and between TED THRAN , Treasurer of the County of Douglas, State of Nevada,
party of the first part and those property owners listed in EXHIBIT A, attached hereto
and incorporated into this document by reference, parties of the second part.

WITNESSETH

WHEREAS, the properties described in EXHIBIT A were transferred pursuant to
the Nevada Revised Statutes Section 361.585 from the Treasurer and Ex-Officio Tax
Receiver of the County of Douglas, State of Nevada, to the party of the first part, and;

WHEREAS, said properties have been redeemed prior to publication of notice of sale
by payment to the County Treasurer of an amount equal to the taxes accrued, together
with any costs, penalties and interest legally chargeable against such property, and;

WHEREAS, the parties of the second part are now entitled to have such property
reconveyed pursuant to the Nevada Revised Statutes Section 361.585;

NOW, THEREFORE, the said party of the first party, pursuant to Nevada Revised
Statutes and in consideration of the taxes, costs, penalties and interest paid by the party
of the second part, the same being in legal effect made, does by these presents, reverse,
release, quitclaim and convey unto the parties of the second part and to their successors,
all right, title and interest to the properties described in EXHIBIT A, situate in the
Count of Douglas, State of Nevada.

Exhibit A

DOC # 0717721
02/08/2008 10:42 AM Deputy: PK
OFFICIAL RECORD
Requested By:
MARQUIS TITLE & ESCROW

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

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

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



EXHIBIT "A"

**NAME / ADDRESS
& MAILING OF
TAX STATEMENT TO:**

**John Wittrig
870 Rojo Way
Gardnerville, NV 89460**

PARCEL NUMBER: 1319-33-002-026

DESCRIPTION OF PROPERTY:

SEE EXHIT A

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the reversion, remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and executed this interest the day and year above written.

Ted Thran

Treasurer - Douglas County, Nevada
TED THRAN

By: *Terry Lundergreen*
Chief Deputy Treasurer

On this 30TH day of April , 2009, personally appeared before me, a notary public, in and for the County and State aforesaid, Terry Lundergreen, Chief Deputy Treasurer signing on behalf of TED THRAN , known to me be the person described in and who executed the foregoing instrument, and who duly acknowledge to me that he executed the same freely and voluntarily and for the uses and purposes herein mentioned.

Leann M. Teter
NOTARY PUBLIC

