



A. P. No. 1318-15-410-005
No. 17246

R.P.T.T. \$1,989.00

When recorded mail to:

*Lawrence J. Fry, Trustee
P.O. Box 11182
Zephyr Cove, NV 89448*

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: _____.

Geneve Martinkus
Signature

Geneve Martinkus
Print Signature

Agent *n/r*

Title *Foreclosure Officer*

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on September 1, 2009, by and between ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, as Trustee, party of the first part, and LAWRENCE J. FRY, Trustee of THE K. FRY TRUST dated February 18, 1991, party of the second part, whose address is: P.O. Box 11182, Zephyr Cove, Nevada 89448.

W I T N E S S E T H :



WHEREAS, CHRISTOPHER G. WARREN, a single man, executed a Promissory Note payable to the order of LAWRENCE G. FRY, Trustee of THE K. FRY TRUST dated February 18, 1991, in the principal sum of \$500,000.00, and bearing interest, and as security for the payment of said Promissory Note said CHRISTOPHER G. WARREN, a single man, as Trustor, executed a certain Deed of Trust to TSI TITLE AND ESCROW, INC., a Nevada corporation, Trustee for LAWRENCE J. FRY, Trustee of THE K. FRY TRUST dated February 18, 1991, Beneficiary, which Deed of Trust was dated July 28, 2005, and was recorded September 15, 2005, as Document No. 655121, Official Records, Douglas County, Nevada; and

WHEREAS, ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES, was substituted as Trustee in the place and stead of TSI TITLE AND ESCROW, INC., by document recorded May 1, 2009, as Document No. 742449, Official Records, Douglas County, Nevada.

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 insurance premiums as required under the terms of the Deed of Trust and in the failure to pay the installment of principal and interest due on May 15, 2007, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, LAWRENCE J. FRY, Trustee of THE K. FRY TRUST dated February 18, 1991 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 May 1, 2009, as Document No. 742450, Official Records, Douglas County, Nevada; and

WHEREAS, on May 4, 2009, 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 LAWRENCE J. FRY, Trustee of THE K. FRY TRUST dated February 18, 1991, the said ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES, 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 1st day of September, 2009, at the hour of 10:00 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 5, 2009, as Document No. 748350, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record Courier in its issues dated August 7, 2009, August 14, 2009, and August 21, 2009, and said Notice of Sale was posted in three public places, in Zephyr Cove, Nevada, namely, at the Tahoe Township Justice Court, the Tahoe Douglas Senior Center, and the Library; and said Notice of Sale was further posted in three public places, in Minden, Nevada, namely, at the Douglas County Courthouse, the Douglas County Recorder's Office, and the Douglas County Firehouse, in Minden, Nevada, on August 4, 2009; and

WHEREAS, on August 3, 2009, 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 parties of the second part did bid the sum of FIVE HUNDRED NINE THOUSAND EIGHT HUNDRED THIRTY AND 95/100 DOLLARS (\$509,830.95) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$509,830.95, 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 his successors and assigns, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

Lot 5 of ELKS SUBDIVISION PLAT, according to the official map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on May 5, 1927, and as shown on the Amended Plat of the Elks Subdivision, on January 5, 1928 and as shown on the Second Amended Plat of the Elks Subdivision, on June 5, 1952, as Document No. 8537.

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.

