

A. P. No. 1220-08-812-041  
No. 11079

R.P.T.T. \$438.75

When recorded mail to:  
Coker-Ewing-Nev, LLC  
2550 Douglas Blvd.; Suite 100  
Roseville, CA 95661

Mail tax statements to:  
Same as above.

DOC # 750595  
09/11/2009 03:51PM Deputy: SD  
OFFICIAL RECORD  
Requested By:  
PHIL FRINK & ASSOCIATES,  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: 17.00  
BK-909 PG-2732 RPTT: 438.75



**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: \_\_\_\_\_.

Christine McBride  
Signature

Agent \_\_\_\_\_

Christine McBride  
Print Signature

Title Sr. Vice President

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on August 12, 2009, by and between PHIL FRINK & ASSOCIATES, INC., a Nevada corporation, as Trustee, party of the first part, and COKER-EWING-NEV, LLC, a Nevada limited liability company, party of the second part, whose address is: 2550 Douglas Blvd., Suite 100, Roseville, CA 95661.

W I T N E S S E T H :



WHEREAS, ROBERT McDONALD and QUINN McDONALD, husband and wife, executed a Promissory Note payable to the order of COKER-EWING-NEV, LLC, a Nevada limited liability company, in the principal sum of \$112,425.00, and bearing interest, and as security for the payment of said Promissory Note said ROBERT McDONALD and QUINN McDONALD, husband and wife, as Trustor, executed a certain Deed of Trust to STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation, Trustee for COKER-EWING-NEV, LLC, a Nevada limited liability company, Beneficiary, which Deed of Trust was dated January 9, 2007, and was recorded January 29, 2007, as Document No. 693859, 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 installment of interest due on November 29, 2008, and in the failure to pay each payment of interest that thereafter became due; and

WHEREAS, PHIL FRINK & ASSOCIATES, INC., a Nevada corporation, was substituted as Trustee under said Deed of Trust in the place and stead of STEWART TITLE OF DOUGLAS COUNTY, by document recorded on March 20, 2009, as Document No. 739895, Official Records, Douglas County, Nevada; and

WHEREAS, COKER-EWING-NEV, LLC, a Nevada limited liability company, 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 20, 2009, as Document No. 739896, Official Records, Douglas County, Nevada; and

WHEREAS, on March 25, 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 COKER-EWING-NEV, LLC, a Nevada limited liability company, the said PHIL FRINK & ASSOCIATES, INC., as 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 12th day of August, 2009, at the hour of 2:00 o'clock P.M., sell at the entrance to the Douglas County Courthouse, located at 1625 Eighth 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 July 22, 2009, as Document No. 747518, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record Courier in its issues dated July 22, 2009, July 29, 2009, and August 5, 2009, said Notice of Sale was posted in three public places, namely, at the Douglas County Judicial Building, the Douglas County Administration Building, and the U.S. Post Office, in Minden, Nevada, on July 22, 2009; and

WHEREAS, on July 22, 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 ONE HUNDRED TWELVE THOUSAND FOUR HUNDRED TWENTY FIVE AND NO/100 DOLLARS (\$112,425.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$112,425.00, 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 its successors and assigns, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

Lot 53, Block B, as set forth on Final Subdivision Map, Planned Unit Development, PD 03-011 for ROCKY TERRACE, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 30, 2005, in Book 1105, Page 12654, Document No. 661875.

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 party of the second part, and to its successors and assigns forever.



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

PHIL FRINK & ASSOCIATES, INC.

By: Christine McBride  
Christine McBride, Sr. Vice Presi

STATE OF NEVADA )  
 ) ss  
COUNTY OF WASHOE )

This instrument was acknowledged before me on September 11, 2009, by Christine McBride as Sr. Vice President of/for PHIL FRINK & ASSOCIATES, INC.

Allison Young  
Notary Public

