

A. P. No. 1220-08-812-073  
No. 11083

R.P.T.T. \$477.75

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

Mail tax statements to:  
Same as above.

DOC # 750596  
09/11/2009 03:59PM 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-2736 RPTT: 477.75



**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 \_\_\_\_\_  
Title Sr. Vice President

Christine McBride  
Print Signature

**TRUSTEE'S DEED**

THIS INDENTURE, made and entered into on August 28, 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, DOUGLAS ROBERT STEPHENS and CAROLINE BETH STEPHENS, Trustees of THE DOUGLAS ROBERT STEPHENS AND CAROLINE BETH STEPHENS TRUST dated February 24, 1999, executed a Promissory Note payable to the order of COKER- EWING-NEV, LLC, a Nevada limited liability company, in the principal sum of \$122,175.00, and bearing interest, and as security for the payment of said Promissory Note said , DOUGLAS ROBERT STEPHENS and CAROLINE BETH STEPHENS, Trustees of THE STEPHENS LIVING TRUST dated February 24, 1999, 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 December 14, 2006, and was recorded January 8, 2007, as Document No. 692255, 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 January 8, 2009, 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 April 13, 2009, as Document No. 741340, 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 April 13, 2009, as Document No. 741339, Official Records, Douglas County, Nevada; and

WHEREAS, on April 17, 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, 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 26th day of August, 2009, at the hour of 2:00 o'clock P.M., sell at the front 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 August 7, 2009, as Document No. 748434, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record Courier in its issues dated August 5, 2009, August 12, 2009, and August 19, 2009, and 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 August 5, 2009; and at the time and place appointed for the sale, by oral proclamation, said sale was continued to August 28, 2009, at the hour of 2:00 o'clock P.M.; and

WHEREAS, on August 5, 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 TWENTY TWO THOUSAND ONE HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS (\$122,175.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$122,175.00, 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 67, Block C, 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 Pres

STATE OF NEVADA

COUNTY OF WASHOE

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

Allison S. Young  
Notary Public

