

A. P. No. 1320-02-001-083
No. 25974-FCL

R.P.T.T. \$ 877.50

When recorded mail to:

MidCountry Bank
1001 Labore Industrial Ct. # E
Vadnais, Heights, MN 55110

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: _____.



Signature
JOY M. TAGHIOF

Print Signature

Agent WESTERN TITLE CO

Title FORECLOSURE OFFICER

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on September 17, 2009, by and between WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, as Trustee, party of the first part, and MIDCOUNTRY BANK, a Federal Savings Bank, party of the second part, whose address is: 1001 Labore Industrial Ct. # E Vadnais Heights, MN 55110.

W I T N E S S E T H :

WHEREAS, RICK A. ACKERSON and DAWN M. ACKERSON, husband and wife, executed a Promissory Note payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a Delaware



corporation (MERS), in the principal sum of \$488,750.00, and bearing interest, and as security for the payment of said Promissory Note said RICK A. ACKERSON and DAWN M. ACKERSON, husband and wife, as Trustor, executed a certain Deed of Trust to RICHARD A. HILLS, JR., Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a Delaware corporation (MERS), Beneficiary, which Deed of Trust was dated October 29, 2007, and was recorded October 30, 2007, as Document No. 712100, Official Records, Douglas County, Nevada; and

WHEREAS, the principal of the foregoing note, together with accrued interest, was all due and payable on October 29, 2008, however, on the date of maturity of said note, Beneficiary did not demand the payment in full of said note, but rather allowed maker to continue with the monthly installments provided therein; 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 principal and interest due on February 1, 2009, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, the beneficial interest in said Deed of Trust was assigned to MIDCOUNTRY BANK, a Federal Savings Bank, as evidenced by that certain Assignment of Mortgage recorded May 14, 2009, as Document No. 743173, Official Records, Douglas County, Nevada; and

WHEREAS, WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, was substituted as Trustee under said Deed of Trust in the place and stead of RICHARD A. HILLS, JR., by document recorded May 14, 2009, as Document No. 743174, Official Records, Douglas County, Nevada; and

WHEREAS, MIDCOUNTRY BANK 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 14, 2009, as Document No. 743175, Official Records, Douglas County, Nevada; and

WHEREAS, on May 15, 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 MIDCOUNTRY BANK the said WESTERN TITLE COMPANY, LLC, 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 17th day of September, 2009, at the hour of 11:00 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 26, 2009, as Document No. 749539, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record Courier in its issues dated August 26, 2009, September 2, 2009, and September 9, 2009, and said Notice of Sale was posted in three public places, namely, at the Douglas County Courthouse, the Douglas County Administration Building, and the Douglas County Clerk's Office, in Minden, Nevada, on August 26, 2009; and

WHEREAS, on August 26, 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 party of the second part did bid the sum of TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$225,000.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$225,000.00, 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 3 of PIONEER HEIGHTS SUBDIVISION UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 13, 1961, as Document No. 17360.

