


Requested By:
STEWART TITLE OF NEVADA
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-1009 PG-5968 RPTT: 1,132.95



A.P.N. #	1320-29-410-021
R.P.T.T.	\$1,132.95
Escrow No.	1019739-02
Recording Requested By:	
	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Grantee	
1940 Borda Way	
Gardnerville, NV 89410	

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 26th day of October 2009, by Stewart Title of Nevada Holdings, Inc., a Nevada corporation, as Trustee as hereinafter states, and hereinafter referred to as Trustee and Martin J. Swisher, Trustee of the Patricia A. Swisher Family Trust dated February 11, 2000, herein referred to as grantee, whose address is 1940 Borda Way Gardnerville, NV 89410.

WITNESSETH:

WHEREAS, Kenneth C. Barnes and Jeanne M. Barnes, husband and wife as joint tenants by Deed of Trust dated February 23, 2006, and recorded February 28, 2006, in Book 0206, Page 9593 as Document No. 668884, in the Office of the County Recorder of Douglas County, State of Nevada, did grant and convey to said trustee, upon the Trusts therein expressed, the real property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell hereinafter referred to, to which reference is hereby made; and

WHEREAS, on June 12, 2009, the then beneficiary(ies) and holder of the note did execute and deliver to Trustee, a Notice of such breach and default and election to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was recorded June 16, 2009 in Book 609, Page 4911 as Document No. 745270, of Official Records, Douglas County, Nevada; and

WHEREAS, the Trustee in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes for such cases made and provided, made and published once a week for three consecutive weeks before the date of sale therein fixed, in the Record Courier a newspaper of general circulation printed and published in in Douglas County, Nevada in which the premises to be sold is situated and a like notice being published in Douglas County, Nevada in which the premises is to be sold, a Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would, under the provisions of said Deed of Trust, sell the property therein, and herein described at public auction to the highest bidder for cash, lawful money of the United States of America, on October 26, 2009, at the hour of 11:30:00 AM, at the front entrance of the Douglas County Courthouse located at 1616 8th Street Minden, NV.



WHEREAS, three true and correct copies of said Notice were posted in three public places in the Ninth Judicial District County of Douglas, State of Nevada, where said sale was noticed to take place and where the property is to be sold and three like notices were posted within the East Fork Judicial Township wherein the property to be sold is located for not less than twenty days before the date of said therein fixed; and

WHEREAS, copies of said notice were mailed by certified mail to the grantor and/or successors in interest in accordance with the terms of the Deed of Trust and the applicable statutory provisions of the State of Nevada; and

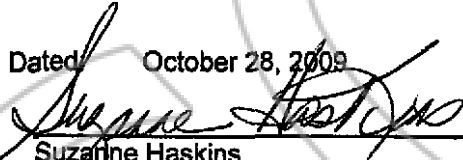
WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all statutes and with the Soldier's and Sailors Relief Act of 1940, said Trustee, at the time and place aforesaid, did then and there at public auction sell the property hereinafter described to the Grantee for the sum of \$290,444.34 said grantee being the highest bidder therefore,

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee in receipt of which is hereby acknowledged, and by virtue of these premises, does hereby grant and convey, but without covenant or warranty, express or implied and to title or possession, unto grantee, all that certain real property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.


TOGETHER WITH, all appurtenances in which Trustor has any interest, including any water rights benefiting said realty.

IN WITNESS WHEREOF, the said Stewart Title of Nevada Holdings, Inc., a Nevada corporation, as Trustee, has this day caused its corporation name to be hereunto affixed by its Assistant Secretary thereunto duly authorized by resolution of its board of directors.

Dated: October 28, 2009


Suzanne Haskins
Assistant Secretary



State of Nevada }
County of Washoe } ss.
This instrument was acknowledged before me on October 28, 2009
by: Suzanne Haskins, Assistant Secretary of Stewart Title of Nevada Holdings
Signature: 

Notary Public



**Exhibit A
LEGAL DESCRIPTION**

File Number: 1019739-02

Lot 1 & 2, in Block G, as shown on the map of TOWN OF MINDEN, filed in the Office of the County Recorder of Douglas County, Nevada on July 2, 1906, as Document No. 20840.

Assessors Parcel No. 1320-29-410-021

