



A. P. No. 1022-10-001-069
No. 17327

R.P.T.T. \$518.70

When recorded mail to:

Victoria A. Pope
3609 Blackstone Way
Modesto, CA 95356

Mail tax statements to:

Victoria A. Pope
3609 Blackstone Way
Modesto, CA 95356

**AFFIRMATION PURSUANT TO
NRS 111.312(1) (2) AND 239B.030(4)**

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.

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on March 19, 2010, by and between ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, as Trustee, party of the first part, and VICTORA A. POPE, an unmarried woman, party of the second part, whose address is: 3609 Blackstone Way, Modesto, CA 95356.

W I T N E S S E T H :

WHEREAS, CYNTHIA L. BOYER, an unmarried woman, executed a Promissory Note payable to the order of VICTORA A. POPE, an unmarried woman, in the principal sum of \$130,000.00, and bearing interest, and as security for the payment of said Promissory Note said CYNTHIA L. BOYER, an unmarried woman, as Trustor, executed a certain Deed of Trust to WESTERN TITLE COMPANY, LLC, Trustee for VICTORA A. POPE, an unmarried woman, Beneficiary, which Deed of Trust was dated April 9, 2009, and was recorded April 15, 2009, as Document No. 741398, Official Records, Douglas County, Nevada; and



WHEREAS, ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES, was substituted as Trustee in the place and stead of WESTERN TITLE COMPANY, LLC, by document recorded November 17, 2009, as Document No. 754050, 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 principal and interest due on August 15, 2009, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, VICTORA A. POPE, 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 November 17, 2009, as Document No. 754051, Official Records, Douglas County, Nevada; and

WHEREAS, on November 18, 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, on February 1, 2010, a certificate was issued by the State of Nevada Foreclosure Mediation Program, authorizing the foreclosure process to continue, which certificate was recorded February 24, 2010, as Document No. 759207, Official Records, Douglas County, Nevada; and

WHEREAS, by direction of VICTORA A. POPE, 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 19th day of March, 2010, at the hour of 11:00 o'clock A.M., sell at the steps of the Douglas County Courthouse, located at 1616 Eighth Street, 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 on February 24, 2010, as Document No. 759206, Official Records, Douglas County, Nevada; that said Notice of Sale was published in The Record



Courtier in its issues dated February 24, 2010, March 3, 2010, and March 10, 2010, and said Notice of Sale was posted in three public places, in Wellington, Nevada, namely, at Rosie's Posting Board, Topaz Ranch Road/Mountain Vista Road Posting Board, and the Topaz General Store, and said Notice of Sale was further posted in three public places, in Minden, Nevada, namely, at the Douglas County Courthouse, the Library, and the Douglas County Recorder, on February 24, 2010; and

WHEREAS, on February 24, 2010, 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 said Notice of Sale and a Notice to Tenants was further posted to the property; and

WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of ONE HUNDRED THIRTY-TWO THOUSAND NINE HUNDRED THIRTY-ONE AND 63/100 DOLLARS (\$132,931.63) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$132,931.63, 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 their heirs, successors, and assigns, all that certain real property situate in Douglas County, State of Nevada, that is described as follows:

Lot 35, of TOPAZ RANCH ESTATES UNIT NO. 2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, February 20, 1967, in Book 47, Page 761, as Document No. 35464.

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 their heirs, successors, and assigns.



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

ALLIED 1031 EXCHANGE, dba
ALLIED FORECLOSURE SERVICES

By: *Geneva Martinkus*
Geneva Martinkus
Its: Secretary

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

This instrument was acknowledged before me on March 31, 2010, by Geneva Martinkus as secretary of ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES.

Shelli Lindsay
Notary Public

