

DOC # 762396
04/21/2010 03:57PM Deputy: DW
OFFICIAL RECORD
Requested By:
PHIL FRINK & ASSOCIATES,
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-410 PG-3994 RPTT: 390.00



APN: 1220-12-510-012
No.: 12069
RPTT: 390.00

When recorded mail to:
Mail Tax Statements to:
Harry C. Fry
17300 Majestic View Drive
Reno, NV 89521

(This Space For Recorder's Use Only)

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made November 4, 2009 between Phil Frink & Associates, Inc., a Nevada corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and Roy West and Ernestine West, Trustees of the Roy and Ernestine West Family Trust, Dated June 2, 1990, as to an undivided 25.7143% interest (representing a portion of the original principal contribution of \$90,000.00); Harry C. Fry, an unmarried man, as to an undivided 28.5714% interest (representing a portion of the original principal contribution of \$100,000.00); Jerald L. Goehring, Trustee of the Jerald L. Goehring Trust, Dated February, 1993, as to an undivided 5.7143% interest (representing a portion of the original principal contribution of \$20,000.00); Herbert Ruppel and Edeltraut Ruppel, Trustees of The Ruppel Family Trust, Dated October 15, 1997, as to an undivided 11.4286% interest (representing a portion of the original principal contribution of \$40,000.00); EHE, LP, a Nevada Limited Partnership by EHE, INC., a Nevada Corporation, by its General Partner, Francis A. Ellingwood, President, as to an undivided 22.8571% interest (representing a portion of the original principal contribution of \$80,000.00); Willie Ruppel and Marianne Ruppel, husband and wife as joint tenants, as to an undivided 5.7143% interest (representing a portion of the original principal contribution of \$20,000.00) (herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated March 13, 2008, and recorded March 13, 2008, in Book 0308, at Page 6958, as Document No. 0720495, of Official Records of Douglas County, State of Nevada, Jack R. White did grant and convey the property herein described to First American Title Company of Nevada, a Nevada corporation upon the Trusts therein expressed, to secure, among other obligations, payment of that certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

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

WHEREAS, on May 5, 2009 the Owner of said note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of Default and Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of



Trust was recorded July 8, 2009, in Book 709 at Page 1482, as Document No. 746718, of Official Records of Douglas County, State of Nevada; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and in compliance with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly 4854 therein and hereinafter described, said property being in the County of Douglas, State of Nevada, and fixing the time and place of sale as November 4, 2009, at 2:00 o'clock P.M. at the front entrance of the Douglas County Judicial Building located at 1625 8th Street AKA Water Street, Minden, Nevada, and caused a copy of said Notice to be posted for twenty days successively in three public places in the Eastfork Judicial Township where said property is located, and in three public places in the City of Minden, where said property was to be sold; and said Trustee caused a copy of said Notice to be published once a week for three successive weeks before the date of sale in the Record Courier, a newspaper of general circulation printed and published in the County in which said real property is situated, the first date of such publication being October 14, 2009; and,

WHEREAS, copies of said recorded Notice of Default and said Notice of Sale were mailed to all those who were entitled thereto in accordance with Section 107.090 of Nevada Revised Statutes; and

WHEREAS, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

WHEREAS, at the time and place fixed as aforesaid, Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$100,000.00 paid in lawful money of the United States of America by the satisfaction of the indebtedness then secured by the said Deed of Trust, pro tanto.

NOW THEREFORE, Trustee, in consideration of the premises recited and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY, unto Grantee, but without any covenant, or warranty, expressed or implied, all that certain property situate in the County of Douglas, State of Nevada, described as follows:

Being a portion of the North one-half of Section 12, Township 12 North, Range 20 East, M.D.B.&M., further described as follows:

Lot 21 in Block F, as set forth on Final Subdivision Map 2DA #01-083 for PINION RIDGE, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 15, 2003 in Book 0903, Page 7332 as Document No. 589938.

IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.



Phil Frink & Associates, Inc.

Christine McBride

By: Christine McBride, Sr. Vice President

State of Nevada)
) SS
County of Washoe)

This instrument was acknowledged before me on November 4, 2009 by Christine McBride, as Sr. Vice President of Phil Frink & Associates, Inc.

Allison Young
Notary Public

