

DOC # 762740
04/28/2010 03:46PM Deputy: SG
OFFICIAL RECORD
Requested By:
STEWART TITLE OF NEVADA
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: 218.00
BK-410 PG-5352 RPTT: 0.00

A.P.N. #	1418-03-812-002
Escrow No.	1019295A-02
Recording Requested By:	
	
When Recorded Mail To:	
Stewart Title of Nevada Holdings 1070 Caughlin Crossing Reno, NV 89519	



NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN: That Stewart Title of Nevada Holdings Inc. was the duly appointed Trustee under a Deed of Trust dated May 22, 2008, executed by **Nevada Business Investments, LLC, a Nevada limited liability company** as Trustor(s) in favor of Larry O. Irvin as to an undivided 500,000/1,100,000 interest, I-Clad Investments L.L.C., an Arizona limited liability company as to an undivided 500,000/1,100,000 interest, Christopher J. Irvin as to an undivided 50,000/1,100,000 interest and Marie Nixon as to an undivided 50,000/1,100,000 interest, as Trustee and recorded as Instrument No. 0724466, on June 3, 2008 in Book 0608, Page 887 of Official Records in the office of the County Recorder of Douglas County, State of Nevada securing, among other obligations, one note(s) for the original principal sum of \$1,100,000.00. That the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the undersigned; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

The principal balance of \$1,100,000.00 which was due on June 1, 2009, together with interest at the rate of 12% from May 1, 2009. A late penalty of 5% for each payment made more than 10 days after the due date. The accrued late penalties presently due are \$60,500.00

Also together with any attorney fees, advances, late charges or ensuing charges that may become due during the term of this default

that by reason thereof, the undersigned, present Beneficiary under such Deed of Trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing obligations secured thereby and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby. The subject property is commonly known as 2153 The Back Road, Glenbrook, NV.

NOTICE

YOU MAY HAVE THE RIGHT TO CURE THE DEFAULT HEREIN AND REINSTATE THE OBLIGATION SECURED BY SUCH DEED OF TRUST ABOVE DESCRIBED. SECTION 107.080 OF NRS PERMITS CERTAIN DEFAULTS TO BE CURED UPON THE PAYMENT



OF THE AMOUNTS REQUIRED BY THAT SECTION WITHOUT REQUIRING PAYMENT OF THAT PORTION OF PRINCIPAL AND INTEREST WHICH WOULD NOT BE DUE HAD NO DEFAULT OCCURRED. WHERE REINSTATEMENT IS POSSIBLE, IF THE DEFAULT IS NOT CURED WITHIN 35 DAYS FOLLOWING THE RECORDING AND MAILING TO TRUSTOR OR TRUSTOR'S SUCCESSOR IN INTEREST OF THIS NOTICE, THE RIGHT OF REINSTATEMENT WILL TERMINATE AND THE PROPERTY MAY THEREAFTER BE SOLD.

To determine if reinstatement is possible and the amount, if any, necessary to cure the default, contact the Beneficiary or their successors in interest, whose name and address as of the date of this notice is:

Larry O. Irvin, et al

c/o Stewart Title of Nevada

Attn: Suzanne Haskins
1070 Caughlin Crossing
Reno, NV 89519
775-746-1100

Dated: 4-23-10

Signed in counter-part
Larry O. Irvin

Carol F. Irvin
I-Clad Investments L.L.C.
Carol F. Irvin, Managing Member

Signed in counter-part
Christopher J. Irvin by Larry O. Irvin his
Attorney in Fact

Signed in counter-part
Marie Nixon by Larry O. Irvin her
Attorney in Fact

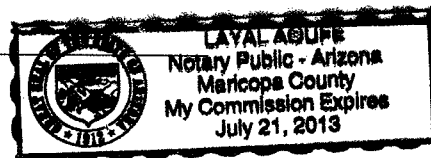
State of Arizona }
County of Maricopa } ss.

This instrument was acknowledged before
me on

By: Carol F. Irvin
Signature:

4-23-10

Notary Public



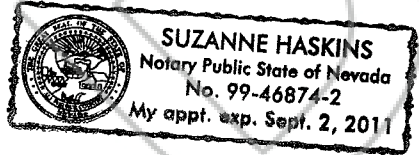


State of Nevada }
County of Washoe } ss.

On April 14, 2010 before me, the undersigned, a notary Public in and for said State, personally appeared Larry O. Irvin known (or proved) to me to be the person whose name(s) is (are) subscribed to the above instrument, as Attorney-in-Fact of Marie Nixon and acknowledged to me that he/she/they subscribed the name of thereto as principal and his/her/their own name as Attorney-in-Fact.

WITNESS my hand and official seal.

Signature: Suzanne Haskins
Notary Public





State of Nevada }
County of Washoe } ss.

On April 14, 2010 before me, the undersigned, a notary Public in and for said State, personally appeared Larry O. Irvin known (or proved) to me to be the person whose name(s) is (are) subscribed to the above instrument, as Attorney-in-Fact of Christopher J. Irvin and acknowledged to me that he/she/they subscribed the name of thereto as principal and his/her/their own name as Attorney-in-Fact.

WITNESS my hand and official seal.

Signature: *Suzanne Haskins*
Notary Public

