



DOC # 762742
04/28/2010 03:48PM 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-5359 RPTT: 0.00

A.P.N. #	1418-03-812-001
Escrow No.	1019295-02
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. 0724464, on June 3, 2008 in Book 0608, Page 870 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 2159 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: April 14, 2010

Larry O. Irvin
Larry O. Irvin

Signed in counter-part
I-Clad Investments L.L.C.
Carol F. Irvin, Managing Member

Christopher J. Irvin by Larry O. Irvin P/A
Christopher J. Irvin by Larry O. Irvin his
Attorney in Fact

Marie Nixon by Larry O. Irvin P/A
Marie Nixon by Larry O. Irvin her
Attorney in Fact

State of Nevada }
County of Washoe } ss.

This instrument was acknowledged before me on April 14, 2010
By: Larry O. Irvin

Signature: Suzanne Haskins
Notary Public

