

A. P. No. 1022-17-002-022
No. 10635

R.P.T.T. \$234.00

When recorded mail to:
John R. Lindell, TTEE
200 Crescent Circle
Reno, NV 89509

Mail tax statements to:
Same as above.

DOC # 763085
05/04/2010 02:46PM Deputy: GB
OFFICIAL RECORD
Requested By:
PHIL FRINK & ASSOCIATES,
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-510 PG-635 RPTT: 444.60



**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 February 5, 2010, by and between PHIL FRINK & ASSOCIATES, INC., a Nevada corporation, as Trustee, party of the first part, and JOHN R. LINDELL and BARBARA LINDELL, Trustees of THE JOHN R. LINDELL FAMILY TRUST, party of the second part, whose address is: 200 Crescent Circle, Reno, NV 89509.

W I T N E S S E T H :

WHEREAS, D.A. DEVELOPMENT INCORPORATED, a Nevada corporation, executed a Promissory Note payable to the order of THE JOHN R. LINDELL FAMILY TRUST, JOHN R. LINDELL AND BARBARA A. LINDELL, Trustees, in the principal sum of \$114,000.00, and bearing interest, and as security for the payment of said Promissory Note said D.A. DEVELOPMENT INCORPORATED, a Nevada corporation, as Trustor, executed a certain Deed of Trust to STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation, Trustee for THE JOHN R. LINDELL FAMILY TRUST, JOHN R. LINDELL AND BARBARA A. LINDELL, Trustees, Beneficiary, which Deed of Trust was dated March 15, 2007, and was recorded May 31, 2007, as Document No. 702181, Official Records, Douglas County, Nevada; and



WHEREAS, PHIL FRINK & ASSOCIATES, INC., a Nevada corporation, was substituted as Trustee in the place and stead of STEWART TITLE OF DOUGLAS COUNTY, by document recorded July 17, 2008, as Document No. 726934, 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 balance of principal and interest due on May 31, 2008; and

WHEREAS, by direction of JOHN R. LINDELL AND BARBARA A. LINDELL, Trustees of THE JOHN R. LINDELL FAMILY TRUST, JOHN R. LINDELL AND BARBARA A. LINDELL, PHIL FRINK & ASSOCIATES, INC., as Trustee, 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 July 17, 2008, as Document No. 726935, Official Records, Douglas County, Nevada; and

WHEREAS, on July 21, 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, including the Internal Revenue Service; and

WHEREAS, by direction of JOHN R. LINDELL AND BARBARA A. LINDELL, Trustees of THE JOHN R. LINDELL FAMILY TRUST, the said PHIL FRINK & ASSOCIATES, INC., a Nevada corporation, 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 5th day of February, 2010, at the hour of 2:00 o'clock P.M., sell at the entrance to the Douglas County Courthouse, located at 1625 8th Street, in 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 January 8, 2010, as Document No. 756902, Official Records, Douglas County, Nevada; that said Notice of Sale was published in The Record-Courier in its issues dated April 8, 2009, April 15, 2009, and April 22, 2009, and said Notice of Sale was posted in three public places, namely, at the Douglas County



Judicial Building, the Douglas County Administration Building, and the U.S. Post Office, in Minden, Nevada, on April 8, 2009; and

WHEREAS, on January 8, 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

WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00) for said property, and said sum was the highest and best bid; and

WHEREAS, at the time of said sale said property was subject to a United States Federal Tax Lien, therefore;

NOW, THEREFORE, for and in consideration of the said sum of \$60,000.00, 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 parties of the second part, and to their successors, and assigns, all that certain real property situate in Douglas County, State of Nevada, that is described as follows:

Being a portion of the South ½ of Section 17, Township 10 North, Range 22 East, M.D.B.&M., further described as follows:

Parcel 1H as set forth on Parcel Map #3, LDA 05-028 for DA Development, Inc., filed in the office of the Douglas County Recorder, on November 17, 2006, in Book 1106, Page 6436, as Document No. 688966.

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 successors, and assigns forever.



The above described property is affected by five (5) United States Federal Tax liens in the amount of \$2,871.44, \$2,040.70, \$80,097.83, \$100,389.22 and \$72,435.29 plus statutory interest and penalties thereon, and is subject to the statutory right of the United State of America to redeem the property from any purchaser at sale. Reference is made to Section 2410, Title 28, of the United States Code for further particulars concerning the redemption rights of the United States of America.

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

PHIL FRINK & ASSOCIATES, INC.,
a Nevada corporation

By: Christine McBride

Its: Sr. Vice President

STATE OF Nevada)
) ss
COUNTY OF Washoe)

This instrument was acknowledged before me on 2.5, 2010, by Christine McBride as Sr. Vice President of PHIL FRINK & ASSOCIATES, INC.

Allison S. Young
Notary Public

