A. P. No. 1320-33-402-064 Foreclosure No. 34952-FCL

When recorded mail to:
Western Title Company, LLC
241 Ridge Street
Reno, NV 89501

DOC # 768849
08/18/2010 11:54AM Deputy: DW
OFFICIAL RECORD
Requested By:
WESTERN TITLE COMPANY
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 215.00
BK-810 PG-4001 RPTT: 0.00

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.

NOTICE OF DEFAULT
AND ELECTION TO SELL
(Includes Personal Property)

TO WHOM IT MAY CONCERN:

WHEREAS, on January 17, 2003, DENNIS KEEFE, an unmarried man, executed as Trustor a Deed of Trust wherein FIRST AMERICAN TITLE COMPANY OF NEVADA, is Trustee for NEVADA STATE BANK, Beneficiary, as security for the payment of a Promissory Note made, executed and delivered on January 17, 2003, which said Deed of Trust was recorded January 31, 2003, as Document No. 565852, Official Records, Douglas County, Nevada; and

WHEREAS, WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, was substituted as Trustee under said Deed of Trust, in the place and stead of FIRST AMERICAN TITLE COMPANY OF NEVADA by document recorded concurrently herewith; and

WHEREAS, a breach of the obligation for which said transfer in trust as security was made has occurred in that default has been made in the failure to pay the installment of principal and interest due on May 20, 2010, and in the failure to pay each such monthly installment that thereafter

became due, and in the failure to perform any other term, covenant or condition contained in the Deed of Trust securing the Promissory Note and to be performed by Trustor, whether such failure to perform occurred prior to or subsequent to the date hereof, together with penalties and advances that have been incurred or made or will be incurred or made during the period of default;

NOTICE IS HEREBY GIVEN that the undersigned has elected to consider all of the unpaid balance of principal and interest to be due in consequence of said default, together with attorney's fees and costs that have been incurred and will hereafter accrue, all in accordance with the terms of said Promissory Note and Deed of Trust, and the undersigned has elected to sell or cause to be sold the real property commonly known as 1433-1435 U.S. Highway 395, Gardnerville NV Nevada, and personal property described in said Deed of Trust to satisfy said obligation.

To obtain further information with respect to this Notice of Default and Election To Sell, contact the Foreclosure Office of Western Title Company, LLC, 241 Ridge Street, Reno NV 89501, Telephone No. (775) 850-7176, between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday.

2010 DATED: NEVADA STATE BANK LIEVASA STATE OF)SS. WASHOE COUNTY OF This instrument was acknowledged before me on 2010, by Steven J. Erger as of/for NEVADA STATE BANK. TANYA M. VELASCO **NOTARY PUBLIC** STATE OF NEVADA Date Appointment Exp: 04-23-2011 Certificate No: 03-81895-2