

A. P. No. 1220-11-001-042 thru 61  
No. 20052

R.P.T.T. \$10,140.00

When recorded mail to:  
Wass Family Corp.  
P.O. Box 2399  
Gardnerville, NV 89410

Mail tax statements to:  
Same as above.

DOC # 774105  
11/19/2010 08:43AM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
PHIL FRINK & ASSOCIATES,  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 6 Fee: 19.00  
BK-1110 PG-4377 RPTT: 10,140.00



**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.*

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on June 30, 2010, by and between PHIL FRINK & ASSOCIATES, INC., a Nevada corporation, as Trustee, party of the first part, JEFFREY S. WASS, a married man, as his sole and separate property, as to an undivided 50% interest, and TERRY L. MARTINEZ, a married woman, as her sole and separate property, as to an undivided 50% interest, as tenants in common, parties of the second part, whose address is: c/o Wass Family Corp., P.O. Box 2399, Gardnerville, NV 89410.

W I T N E S S E T H :

WHEREAS, OLD SAW MILL INDUSTRIAL PARK, LLC, a Nevada limited liability company, executed a Promissory Note payable to the order of WASS INVESTMENTS, a Nevada limited partnership, in the principal sum of \$1,050,000.00, and bearing interest, and as security for the payment of said Promissory Note said OLD SAW MILL INDUSTRIAL PARK, LLC, a Nevada limited liability company, as Trustor, executed a certain Deed of Trust to STEWART TITLE OF DOUGLAS COUNTY, a



Nevada corporation, Trustee for WASS INVESTMENTS, a Nevada limited partnership, Beneficiary, which Deed of Trust was dated September 6, 2005, and was recorded September 9, 2005, as Document No. 654647, Official Records, Douglas County, Nevada; and

WHEREAS, the beneficial interest in said Deed of Trust was assigned to JEFFREY S. WASS and TERRY L. MARTINEZ, as evidenced by that certain Assignment of Deed of Trust recorded February 2, 2007, as Document No. 694292, Official Records, Douglas County, Nevada; and

WHEREAS, an additional advance was made by Beneficiary and the terms and conditions of the Note were amended and/or modified as evidenced by that certain Modification Agreement dated January 19, 2007, and recorded February 2, 2007, as Document No. 694293, Official Records, Douglas County, Nevada; and

WHEREAS, an additional advance was made by Beneficiary and the terms of the Note were amended and/or modified as evidenced by that certain Note Secured by Deed of Trust and Modification Agreement dated August 15, 2007, and recorded August 31, 2007, as Document No. 708607, Official Records, Douglas County, Nevada; and

WHEREAS, an additional advance was made by Beneficiary and the terms of the Note were amended and/or modified as evidenced by that certain Note Secured by Deed of Trust and Modification Agreement dated November 14, 2007, and recorded March 28, 2008, as Document No. 720474, Official Records, Douglas County, Nevada; and

WHEREAS, an additional advance was made by Beneficiary and the terms of the Note were amended and/or modified as evidenced by that certain Note secured by Deed of Trust and Modification Agreement dated March 25, 2008, and recorded March 28, 2008, as Document No. 720475, Official Records, Douglas County, Nevada; and

WHEREAS, the terms of said Promissory Note were amended and/or modified pursuant to that certain Modification Agreement dated June 5, 2008 and recorded June 6, 2008, as Document No. 724677, Official Records, Douglas County, Nevada; and



WHEREAS, Trustor and Beneficiary entered into that certain Agreement and Restatement of Debt and those certain five (5) Promissory Notes secured by Deed of Trust dated May 1, 2009, as evidenced by that certain Memorandum of Agreement recorded June 5, 2009, as Document No. 744629, 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, a Nevada corporation, by document recorded February 22, 2010, as Document No. 759140, 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 January 1, 2010; and

WHEREAS, JEFFREY S. WASS and TERRY L. MARTINEZ 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 February 22, 2010, as Document No. 759141, Official Records, Douglas County, Nevada; and

WHEREAS, on March 1, 2010, 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; and

WHEREAS, by direction of JEFFREY S. WASS and TERRY L. MARTINEZ, 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 30th day of June, 2010, at the hour of 2:00 o'clock P.M., sell at the main entrance to the Douglas County Courthouse, located at 1625 8<sup>th</sup> 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 June 10, 2010, as Document No. 765064, Official Records, Douglas County, Nevada; that said Notice of Sale was published in



the Record Courier in its issues dated June 9, 2010, June 16, 2010 and June 23, 2010, and said Notice of Sale was posted in three public places, namely, at the Douglas County Courthouse, the Douglas County Administration Building, and the U.S. Post Office, in Minden, Nevada, on June 9, 2010; and

WHEREAS, on June 9, 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 TWO MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,600,000.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$2,600,000.00, 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 heirs and assigns, all that certain real property situate in Douglas County, State of Nevada, that is described as follows:

A parcel of land located within a portion of Section 11, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Northeast corner of Tract 2 as shown on the Record of Survey to Accompany a Lot Line Adjustment for David A. Williams as recorded on the 28<sup>th</sup> day of June 1996, in Book 696, at Page 5301, Document No. 391147 in the office of the Recorder, Douglas County, Nevada:

Thence along the East line of said Tract 2, South 01°09'29" East, 660.99 feet to the Northeast corner of Tract 3 per said Record of Survey; thence South 00°24'45" West, 502.61 feet to the Point of Beginning; thence continuing along said



Tract 3, South 00°24'45" West, 822.47 feet to the Southeast corner of said Tract 3; thence North 89°49'24" West, 2223.33 feet to the Southwest corner of said Tract 3; thence North 22°05'42" East, 234.07 feet; thence North 32°02'34" East, 395.53 feet; thence North 14°41'55" East, 152.14 feet; thence North 04°18'52" West, 127.60 feet; thence South 89°40'14" East, 1902.38 feet to the Point of Beginning.

Reference is made to Record of Survey to support boundary line adjustment, recorded May 15, 2000, Book 0500, Page 3909, Document No. 491987.

NOTE (NRS 111.312): The above metes and bounds description was taken from Instrument recorded May 15, 2000, Book 0500, Page 3201, as File No. 0491986, recorded in the Official Records of Douglas County, State of Nevada.

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 parties of the second part, and to their heirs and assigns forever.

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  
Christine McBride,  
Sr. Vice-President



STATE OF Nevada )  
 ) ss  
COUNTY OF Washoe )

This instrument was acknowledged before me on  
October 25, 2010, by CHRISTINE McBRIDE as Sr. Vice-  
President of PHIL FRINK & ASSOCIATES, INC.

  
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Notary Public

 ALLISON S. YOUNG  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No. 09-10569-2 - Expires July 14, 2013