

OFFICIAL RECORD

Requested By:
E. ALAN TIRAS

APN: 1420-05-201-002
WHEN RECORDED MAIL TO:
E. Alan Tiras, Esq.
865 Tahoe Boulevard, Suite 214
Incline Village NV 89451

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0111 PG-5199 RPTT: 1702.35



Trustee's Deed Upon Sale

The undersigned grantor declares:

Transfer Tax: \$ 1,702.35

The grantee herein was the foreclosing beneficiary.

The amount of the unpaid debt together with costs was \$436,259.40

The amount paid by the grantee at the trustee's sale was \$436,259.40

Said property is in Douglas County, State of Nevada, and

G & C Properties, Ltd. (a Nevada limited liability company), (herein call Trustee), as the duly appointed Trustee (by document recorded on November 19, 2009 as Document No. 0754214) under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to

G & C Properties, Ltd., a Nevada Limited Liability Company, as to an undivided one-third interest, and Gregory J. Flanders and Lisa A. Flanders, as Trustees of the Gregory J. and Lisa A. Flanders Family Trust, dated May 29, 1990 as to an undivided two-thirds interest, (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of Douglas, State of Nevada, described as follows:

Parcel 2, as shown on Parcel Map for LYLA FERN JOHNSON, recorded May 23, 1986, in Book 586, Page 2506, as Document No. 135298, of Official Records, Douglas County, State of Nevada.

More commonly known as 3722 Lyla Lane, Carson City, Nevada.

APN: 1420-05-201-002.

TRUSTEE STATES THAT:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated March 27, 2008 and executed by Anne Sullivan, a married woman as her sole

and separate property, as Trustor, in favor of G and C Properties, a Nevada Limited Liability as to an undivided \$125,000.00, GREGORY J. FLANDERS and LISA A. FLANDERS, as Trustees of the GREGORY J. and LISA A. FLANDERS FAMILY TRUST, dated May 29, 1990 as to an undivided \$125,000.00 and PHYLLIS D. BALLINGALL, as Trustee of the PHYLLIS D. BALLINGALL 1990 TRUST, dated March 13, 1990, as to an undivided \$100,000.00, as Beneficiary, and recorded March 28, 2008 as Document No. 720510, of Official Records of Douglas County, Nevada, which beneficial interest of PHYLLIS D. BALLINGALL, as Trustee of the PHYLLIS D. BALLINGALL 1990 TRUST, dated March 13, 1990 was assigned to GREGORY J. FLANDERS and LISA A. FLANDERS, as Trustees of the GREGORY J. and LISA A. FLANDERS FAMILY TRUST, dated May 29, 1990, by Document recorded on January 11, 2010 as Document No. 0756948, and recorded on March 28, 2008 as Document No. 720510, of Official Records of Douglas County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County on November 19, 2009 as Document No. 0754214.

All requirements of law regarding the mailing of copies of notices and the posting and publication of copies of the Notice of Sale which was recorded on December 23, 2010 as Document No. 0775998 in said County have been complied with.

Said property was sold by said Trustee at public auction on January 13, 2011 at the place named in the Notice of Sale, in the County of Douglas, State of Nevada, in which the property is situated.

Grantee being the highest bidder at such sale, became the purchaser of said property and paid therefor to said Trustee the amount Bid which was Four Hundred Thirty Six Thousand Two Hundred Fifty Nine and 40/100ths Dollars (\$436,259.40), in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

[SIGNATURE FOLLOWS]

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