

DOC # 779040
02/24/2011 03:33PM Deputy: DW
OFFICIAL RECORD
Requested By:
WESTERN TITLE COMPANY
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: 18.00
BK-211 PG-4775 RPTT: 0.00

APN# : 1420-06-602-019 & 20

Recording Requested By:
Western Title Company, Inc.

Escrow No.: 036790-FCL

When Recorded Mail To:
Western Title Co.
PO Box 3059
Reno, NV
89505

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature



Joy M. Taghiof

Foreclosure Officer

Notice of Trustee's Sale

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



FCL 36790

NOTICE OF TRUSTEE'S SALE

WHEREAS, NEVADA STATE BANK, (hereinafter "BENEFICIARY"), is the owner and holder of an obligation secured by that certain Deed of Trust dated December 22, 2005, executed by AIG BAKER CARSON VALLEY, L.L.C., a Delaware limited liability company, recorded December 30, 2005, Document No. 773700 of Official Records in the Office of the County Recorder of Douglas County, State of Nevada, securing, among other obligations, one note in the amount of \$4,100,000.00 dated December 22, 2005, in favor of BENEFICIARY; and

WHEREAS, default has been made by said Trustor in the payment of the debt evidenced by the Promissory Note for which the Deed of Trust is security, and BENEFICIARY, did cause Notice of Default and Election to Sell under the Deed of Trust to be recorded on November 10, 2010, as Document No. 773700, Official Records in the Office of the County Recorder of Douglas County, State of Nevada; and

WHEREAS, BENEFICIARY, has made demand upon the Trustee to proceed to sell the land and premises described in the Deed of Trust; and

NOW, THEREFORE, pursuant to such demand and in accordance with the terms and under the authority of the Deed of Trust, **WESTERN TITLE COMPANY as Trustee, does hereby give notice that on the 17th day of MARCH, 2011, at the hour of 11:00 o'clock am, at the steps of the Douglas County Courthouse**, located at the 1625 8th Street, Minden Nevada, WESTERN TITLE COMPANY of Reno, Nevada, by reason of now continuing default in the payment or performance of obligations secured by said Deed of Trust, including the breach or default, will sell at public auction to the highest bidder for lawful money of the United States of America, all right, title and interest now held by it under said Deed of Trust in the property situate in the County of Douglas, State of Nevada, being Assessor's Parcel Nos. 1420-06-602-019 and 1420-06-602-020, more particularly described as follows:

PAD C:

A parcel of land situate within the South half of the Northeast ¼ of Section 6, Township 14 North, Range 20 East, Douglas County, Nevada, more particularly described as follows:

Beginning at a point from which the Center Section of said Section 6 bears South 48°16'16" East a distance of 119.61 feet; thence South 00°43'44" East a distance of 127.50 feet; thence South 89°16'16" West a distance of 119.61 feet; thence North 00°43'44" West a distance of 127.50 feet to the point of beginning.



Basis of Bearing: Amended Record of Survey for Douglas County #2, filed for record July 11, 2000 in Book 700 of Official Records at Page 1320, Document No. 495561.

The above described land is also designated as Parcel 3 on the Record of Survey for AIG Baker Carson Valley, L.L.C., filed April 2003, as File No. 572306.

NOTE: The above metes and bounds description appeared previously in the certain Deed of Trust Assignment of Rents, Security Agreement and Fixture Filing recorded in the office of the County Recorder of Douglas County, Nevada on December 30, 2005, as Document No. 664682 of Official Records.

PAD D:

A parcel of land situate within the South half of the Northeast $\frac{1}{4}$ of Section 6, Township 14 North, Range 20 East, Douglas County, Nevada, more particularly described as follows:

Beginning at a point from which the Center Section of said Section 6 bears South $54^{\circ}31'20''$ West a distance of 1273.38 feet; thence North $00^{\circ}43'44''$ West a distance of 98.41 feet; thence North $89^{\circ}16'16''$ East a distance of 153.00 feet; thence South $00^{\circ}43'44''$ East a distance of 123.23 feet; thence North $82^{\circ}08'11''$ West a distance of 69.12 feet; thence South $89^{\circ}16'16''$ West a distance of 70.16 feet to the point of beginning.

Basis of Bearings: Amended Record of Survey for Douglas County #32, filed for record July 11, 2000 in Book 700 of Official Records at Page 1320, Document No. 495561.

The above described land is also designated as Parcel 4 on the Record of Survey for AIG Baker Carson Valley, L.L.C., filed April 2003, as File No. 572306.

NOTE: The above metes and bounds description appeared previously in that certain Deed of Trust Assignment of Rents, Security Agreement and Fixture Filing Recorded in the Office of the County Recorder of Douglas County, Nevada on December 30, 2005, as Document No. 664682 of Official Records.

TOGETHER WITH all the improvements thereon and all and singular the tenements, hereditaments and appurtenances thereto belonging or appertaining, including without limitation entitlements, will serve commitments, water and water rights, and rights of way, if any, which



are used on or is in anywise appurtenant to aforesaid premises, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

The current outstanding principal balance is approximately \$3,806,707.08, which is owed together with interest, late charges, advances, interest on advances, foreclosure fees and costs, and other expenses or costs not herein disclosed. The opening bid amount may be more or less than the outstanding principal balance indicated.

The undersigned disclaims any liability for the accuracy of the above-referenced assessor's parcel number or principal balance. Verification of such information can be requested during normal business hours at the office of the Trustee, whose address is: 5390 Kietzke Lane, Suite 101, Reno, Nevada 89511, Telephone No. (775) 850-7176.

The sale will be made as-is without covenant, or warranty, express or implied, regarding title, possession, or encumbrances. Beneficiary is unable to validate the condition, defects or disclosure issues of said property and Buyer shall waive the disclosure requirements under NRS 113.130 by purchasing at this sale.

DATED: This 23 day of February, 2011.

WESTERN TITLE COMPANY, LLC,
a Nevada limited liability company

By Joy M. Taghiof
Joy M. Taghiof, Foreclosure Officer



STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On the 23rd day of February, 2011, before me, Diane Perez, a notary public in and for said State, personally appeared JOY M. TAGHIOF personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Diane Perez
NOTARY PUBLIC

304798

