

A. P. No. 1220-04-114-011
No. 17397
R.P.T.T. \$ 292.50 includes costs



When recorded mail to:

Dennis R. Knesek
P.O. Box 850
Minden, NV 89423

Mail tax statements to:

same as above

**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 March 10, 2011, by and between ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, as Trustee, party of the first part, and DENNIS R. KNESEK, a married man, as his sole and separate property, party of the second part, whose address is: P.O. Box 850 Minden, NV 89423.

W I T N E S S E T H :

WHEREAS, LINDA L. ROBERTS, an unmarried woman, executed a Promissory Note payable to the order of DENNIS R. KNESEK, a married man, as his sole and separate property, in the principal sum of \$136,000.00, and bearing interest, and as security for the payment of said Promissory Note said LINDA L. ROBERTS, an unmarried woman, as Trustor, executed a certain Deed of Trust to JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA, Trustee for DENNIS R. KNESEK, a married man, as his sole and separate property, Beneficiary, which Deed of Trust was dated July 24, 2006, and was recorded August 1, 2006, as



Document No. 681051, Official Records, Douglas County, Nevada; and

WHEREAS, the terms of said Promissory Note were modified and extended pursuant to that certain Amendment to Note Secured by Deed of Trust Dated July 24, 2006, and executed on October 2, 2008, and recorded on October 3, 2008, as Document No. 731050, Official Records, Douglas County, Nevada; and

WHEREAS, the terms of said Promissory Note were further modified and extended pursuant to that certain Amendment (Number Two) to Note Secured by Deed of Trust Dated July 24, 2006, and executed on February 17, 2009, and recorded on February 17, 2009, as Document No. 737747, Official Records, Douglas County, Nevada; and

WHEREAS, ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES, was substituted as Trustee in the place and stead of JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA, by document recorded October 25, 2010, as Document No. 772721, 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 installment of interest due on September 1, 2010, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, DENNIS R. KNESEK 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 October 25, 2010, as Document No. 772722, Official Records, Douglas County, Nevada; and

WHEREAS, on October 26, 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, on January 17, 2011, a certificate was issued by the State of Nevada Foreclosure Mediation Program, authorizing the foreclosure process to continue, which certificate was recorded February 11, 2011, as Document No. 778412, Official Records, Douglas County, Nevada; and



WHEREAS, by direction of DENNIS R. KNESEK the said ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES, 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 10th day of March, 2011, at the hour of 11:00 o'clock A.M., sell at the front 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 February 11, 2011, as Document No. 778413, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record Courier in its issues dated February 16, 2011, February 23, 2011, and March 2, 2011 and said Notice of Sale was posted in three public places, in Minden, Nevada, namely, at the Douglas County Recorder, the Douglas County Courthouse, and the Douglas County Library, on February 9, 2011; and

WHEREAS, on February 10, 2011, 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 SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$75,000.00, 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 party of the second part, and to his heirs, successors and assigns, all that certain real property situate in Douglas County, State of Nevada, that is described as follows:

Lot 64, as shown on the plat of KINGSLANE UNIT NO. 3-A, filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 5, 1976, as File No. 04483. Said plat was amended by Certificate of Amendment recorded December 2, 1976, as File No. 5025.



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 his heirs, successors, 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.

ALLIED 1031 EXCHANGE, dba
ALLIED FORECLOSURE SERVICES

By: *Geneva Martinkus*

Its: Secretary

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

This instrument was acknowledged before me on
March 16, 2011, by Geneva Martinkus as
secretary of ALLIED 1031 EXCHANGE, dba ALLIED
FORECLOSURE SERVICES.

Shelli Lindsay
Notary Public

