A.P.N. #	1320-34-002-0	01				
R.P.T.T.	\$5,116.80	<u> Paris Paris III da </u>				
Escrow No.	1035294-02					
Recording Requested By:						
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DOC # 781906
04/21/2011 02:12PM Deputy: DW
OFFICIAL RECORD
Requested By:
STEWART TITLE OF NEVADA
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-411 PG-3957 RPTT: 5,116.80

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 28th day of March, 2011 by Stewart Title of Nevada Holdings, Inc., a Nevada corporation, as Trustee as hereinafter states, and hereinafter referred to as Trustee and Branch Banking and Trust Company, herein referred to as grantee, whose address is 5545 Kietzke Lane, Ste. B, Reno, NV 89511.

WITNESSETH:

WHEREAS, H & S Construction Inc., a Nevada corporation by Deed of Trust dated November 14, 2003, and recorded November 17, 2003, in Book 1103, Page 07556 as Document No. 0597014, in the Office of the County Recorder of Douglas County, State of Nevada, did grant and convey to said trustee, upon the Trusts therein expressed, the real property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell hereinafter referred to, to which reference is hereby made; and

WHEREAS, on November 24, 2010, the then beneficiary(ies) and holder of the note did execute and deliver to Trustee, a Notice of such breach and default and election to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was recorded November 29, 2010, in Book 1110, Page 6461 as Document No. 774571, of Official Records, Douglas County, Nevada; and

WHEREAS, the Trustee in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes for such cases made and provided, made and published once a week for three consecutive weeks before the date of sale therein fixed, in The Record Courier a newspaper of general circulation printed and published in Douglas County, Nevada in which the premises to be sold is situated and a like notice being published in Douglas County, Nevada in which the premises is to be sold, a Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would, under the provisions of said Deed of Trust, sell the property therein, and herein described at public auction to the highest bidder for cash, lawful money of the United States of America, on March 28, 2011, at the hour of 11:30:00 AM, at the entrance of the Douglas County Courthouse located at 1625 8th Street, Minden, Nevada, 89423

BK-411 PG-3958

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WHEREAS, three true and correct copies of said Notice were posted in three public places in the Ninth Judicial District, County of Douglas, State of Nevada, where said sale was noticed to take place and where the property is to be sold and three like notices were posted within the East Fork Judicial Township wherein the property to be sold is located for not less than twenty days before the date of said therein fixed; and

WHEREAS, copies of said notice were mailed by certified mail to the grantor and/or successors in interest in accordance with the terms of the Deed of Trust and the applicable statutory provisions of the State of Nevada; and

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all statutes and with the Soldier's and Sailors Relief Act of 1940, said Trustee, at the time and place aforesaid, did then and there at public auction sell the property hereinafter described to the Grantee for the sum of \$1,312,000.00 said grantee being the highest bidder therefore,

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee in receipt of which is hereby acknowledged, and by virtue of these premises, does hereby grant and convey, but without covenant or warranty, express or implied and to title or possession, unto grantee, all that certain real property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

TOGETHER WITH, all appurtenances in which Trustor has any interest, including any water rights benefiting said realty.

IN WITNESS WHEREOF, the said Stewart Title of Nevada Holdings, Inc., a Nevada corporation, as Trustee, has this day caused its corporation name to be hereunto affixed by its Assistant Secretary thereunto duly authorized by resolution of its board of directors.

Dated:	3/28/2011		
Stewart	Title of Nevada Holdings Inc	/	
	earner Hardins	r	
Suzann	Haskins, Assistant Secretary		
State of	Nevada } ss.		
County of	of Washoe }		
This inst	rument was acknowledged before me on	3/28/2011	
by:			
The state of the s	Suzanne Haskins, Assistant Secretary of Ste	مممو wart Title of	
The Parket of th	Nevada Høldings Inc. / \ // .		BRANDIE M. MARTIN
Signatur	e: Drande Martin		Notary Public State of Nevada No. 05-100496-2
The Real Property lies	Notary Public		My Appt. Exp. Dec. 16, 2013

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Exhibit A LEGAL DESCRIPTION

File Number: 1035294-02

A parcel of land located within a portion of the Southwest 1/4 of Section 34, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southwest corner of said Section 34 as shown on the Record of Survey for Rhoda Chichester Revocable Trust, Robert L. Chichester Jr. and Ross J. Chichester, filed in the Douglas County Recorder's office on March 4, 1994 in Book 394, at Page 825, as Document No. 331559 and as shown on the Record of Survey No. 23 for Douglas County, filed in the Douglas County Recorder's office on January 4, 1991 in Book 191, at Page 275, as Document No. 242238, a 5/8" rebar and aluminum cap stamped Do. Co. in well;

thence North 01°01'12" East, 860.35 feet along the west section line of said Section 34 to the Point of Beginning;

thence continuing along said section line North 01°01'12" East, 1,788.68 feet to the East 1/4 corner, a 5/8" rebar with plastic cap, P.L.S. 6899;

thence South 89°18'41" East, 1323.98 feet along the one-quarter section line of said Section 34 to a point on the West one-sixteenth line of said Section 34;

thence South 00°59'03" West, 647.43 feet along said west one-sixteenth line;

thence South 89°00'57" East, 8.92 feet to the Northwest corner of the parcel shown as James Decker Family Trust on the Record of Survey for John and Andrae (Jody) Laxague, filed in the Douglas County Recorder's office on October 2, 1986 in Book 1086, at Page 169, as Document No. 142028;

thence South 01°14'03" West, 666.91 feet to a 5/8" rebar and (melted) plastic cap, the Southwest corner of said James Decker Family Trust parcel;

thence South 01°15'57" West 1283.98 feet to a point on the North right-of-way of Toler Lane as shown on said Record of survey No. 23 for Douglas County; thence North 89°20'34" West, 536.92 feet along said North right-of-way;

thence along the arc of a non-tangent curve to the left, concave to the Northwest, having a radius of 20.00 feet, central angle of 90°00'00", arc length of 31.42 feet and chord bearing North 45°39'26" East;

thence North 00°39'26" East, 771.35 feet;

thence along the arc of a curve to the left having a radius of 20.00 feet, central angle of 90°04'28" and arc length of 31.44 feet;

thence North 89°25'02" West, 783.22 feet to the Point of Beginning.



The Basis of Bearing of this description is North 89°25'02" West, the South line of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian as shown on Record of Survey No. 23 for Douglas County filed in the Douglas County Recorder's office on January 4, 1991 in Book 191, at Page 275, as Document No. 242238.

Reference is made to Record of Survey to Support a Boundary Line Adjustment and filed for record with the Douglas County Recorder on June 21, 1995 in Book 695, at Page 3371, as Document No. 364543, Official Records of Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 21, 1995, BOOK 695, PAGE 3378, AS FILE NO. 364545, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

