


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

A.P.N. #	1320-34-002-001
R.P.T.T.	\$5,116.80
Escrow No.	1035294-02
Recording Requested By:	
	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Grantee	
5545 Kietzke Lane, Ste. B	
Reno, NV 89511	



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



**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."

