

A. P. No. 0923-18-000-010
No. 17400

R.P.T.T. \$ 117.00.

When recorded mail to:

*Van and Sharon Powers
4917 Glenhaven
Oceanside, CA 92056-6656*

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 April 7, 2011, by and between ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, as Trustee, party of the first part, and VAN POWERS and SHARON ANN POWERS, husband and wife, as joint tenants with right of survivorship, parties of the second part, whose address is: 4917 Glenhaven Oceanside, CA 92056-6656.

W I T N E S S E T H :

WHEREAS, JAMES KOLESAR and BECKY KOLESAR, husband and wife, executed a Promissory Note payable to the order of CAPITAL FINANCE, a California corporation, in the principal sum of \$27,000.00, and bearing interest, and as security for the payment of said Promissory Note said JAMES KOLESAR and BECKY KOLESAR, husband and wife, as Trustor, executed a certain Deed of Trust to PLACER TRUSTEE SERVICES, Trustee for CAPITAL FINANCE, a California corporation, Beneficiary, which Deed of Trust was dated March 17, 2004, and was recorded April 2, 2004, as Document No. 609266, Official Records, Douglas County, Nevada; and



WHEREAS, the beneficial interest in said Note and Deed of Trust was assigned to FRANCES ROBINSON, a single woman, as evidenced by that certain Assignment of Deed of Trust recorded February 14, 2005, as Document No. 636599, Official Records, Douglas County, Nevada; and

WHEREAS, the beneficial interest of FRANCES ROBINSON in said Note and Deed of Trust was further assigned to FRANCES ROBINSON and BARBARA JONES, Trustees of THE ROBINSON FAMILY TRUST dated November 9, 1992, as evidenced by that certain Assignment of Deed of Trust recorded March 5, 2008, as Document No. 719086, Official Records, Douglas County, Nevada; and

WHEREAS, the terms of the Promissory Note were and amended and extended pursuant to that certain Loan Modification Agreement dated September 25, 2009, and executed by Trustor and Beneficiary herein; and

WHEREAS, the beneficial interest of BARBARA JONES, Surviving Trustee of THE ROBINSON FAMILY TRUST dated November 9, 1992, was assigned to VAN POWERS and SHARON ANN POWERS, husband and wife, as joint tenants with right of survivorship, as evidenced by that certain Assignment of Deed of Trust recorded on December 7, 2010, as Document No. 775001, Official Records, Douglas County, Nevada; and

WHEREAS, ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES, was substituted as Trustee in the place and stead of PLACER TRUST SERVICES, by document recorded December 7, 2010, as Document No. 775002, 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 December 1, 2009, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, VAN POWERS and SHARON ANN POWERS 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 December 7, 2010, as Document No. 775003, Official Records, Douglas County, Nevada; and



WHEREAS, on December 8, 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, by direction of VAN POWERS and SHARON ANN POWERS 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 7th day of April, 2011, at the hour of 11:00 o'clock A.M., sell at the 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 March 11, 2011, as Document No. 779806, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record-Courier in its issues dated March 16, 2011, March 23, 2011 and March 30, 2011, and said Notice of Sale was posted in three public places, in Minden, Nevada, namely, at the Douglas County Courthouse, the Douglas County Recorder's Office and the Douglas County Library, on March 10, 2011; and

WHEREAS, on March 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 parties of the second part did bid the sum of THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$30,000.00, 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 their heirs, successors, and assigns, all that certain real property situate in Douglas County, State of Nevada, that is described as follows:



Parcel 10, as set forth on Division of Land Map for the Estate of Joseph T. Banner and Frank C. Bosler, filed in the office of the County Recorder of Douglas County, Nevada, on January 18, 1984, as File No. 94344.

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 parties of the second part, and to their heirs, successors, and assigns.

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 Martinhus*
Its: Geneva Martinhus
Secretary

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

This instrument was acknowledged before me on 4/19, 2011, by Geneva Martinhus as Secretary of ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES.

Julie M. Moreno
Notary Public

