



A.P.N. #	1320-30-411-005
R.P.T.T.	\$877.50
Escrow No.	1024908-02
Recording Requested By:	
 	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Cottages Group LLC	
3680 GS Richards Blvd	
Carson City, NV 89703	



TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 18th day of April, 2011 by Stewart Title of Nevada Holdings, Inc., a Nevada corporation, as Trustee as hereinafter states, and hereinafter referred to as Trustee and Cottages Group LLC, a Nevada limited liability company, herein referred to as grantee, whose address is 3680 GS Richards Blvd Carson City, NV 89703.

WITNESSETH:

WHEREAS, Cottages LLC, a Nevada limited liability company by Deed of Trust dated February 11, 2005, and recorded February 15, 2005, in Book 0205, Page 5292 as Document No. 0636747, 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 30, 2009, 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 December 2, 2009, in Book 1209, Page 184 as Document No. 754784, 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 April 7, 2011 and postponed until April 18, 2011, at the hour of 11:30:00 AM, at the front entrance of the Douglas County Courthouse located at 1625 Eighth Street, Minden, NV 89423



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 \$225,000.00 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: 4/18/2011

Stewart Title of Nevada Holdings Inc.,

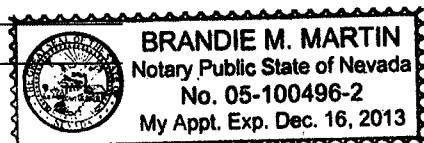
Suzanne Haskins
Suzanne Haskins, Assistant Secretary

State of Nevada }
County of Douglas } ss.

This instrument was acknowledged before me on 4/18/2011

by: Suzanne Haskins, Assistant Secretary of Stewart Title of Nevada Holdings Inc.

Signature: *Brandie M. Martin*
Notary Public





**Exhibit A
LEGAL DESCRIPTION**

File Number: 1024908-02

PARCEL I:

A parcel of land located within a portion of the Southwest 1/4 of Section 30 and the Northwest 1/4 of Section 31, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Northeast corner of Parcel 4 as shown on the Final Map for Westwood Village No. 4, Phase A, recorded September 29, 1992 in the office of The County Recorder, Douglas County, Nevada in Book 992, at Page 5212, as Document No. 289477, the Point of Beginning; thence along the boundary of said Parcel 4 South 00°49'00" West, 391.00 feet; thence South 89°11'00" East, 359.56 feet to a 3/8 rebar (no tag) per said Final Map; thence South 00°47'38" West, 514.08 feet to a 2" iron pipe, R.L.S. 2280; thence North 58°01'34" West, 420.41 feet; thence North 00°49'00" East, 246.49 feet; thence North 89°11'00" West, 36.00 feet; thence North 00°49'00" East, 441.00 feet to a point on the Southerly right-of-way of Mahogany Drive; thence along said Southerly right-of-way South 89°11'00" East, 36.00 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey recorded on October 25, 1996, in Book 1096, Page 4725, as Document No. 399673.

Assessors Parcel No. 1320-30-411-005

PARCEL II:

A strip of land for private access purposes, including without limitation, vehicular and pedestrian ingress, egress, and maintenance, located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of Parcel 2C sa shown on the Parcel Map #97-056 for Patrick A. Fagen and A.A. and Emaleen Fagen recorded March 25, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 435764, the POINT OF BEGINNING;

thence along the easterly line of said Parcel 2C, South 00°49'00" West, 60.57 feet;
thence North 89°11'00" West, 50.00 feet;
thence North 47°45'21" West, 22.02 feet;
thence North 00°49'00" East, 46.00 feet to a point on the southerly right-of-way of Mahogany Drive; thence along said southerly right-of-way of Mahogany Drive, South 89°11'00" East, 66.51 feet to the POINT OF BEGINNING.