

APN: 1220-09-410-028
No.: 10612
RPTT: \$692.25

When recorded mail to:
Mail Tax Statements to:
Philip Maita et al
P.O. Box 984
Minden, NV 89423

DOC # 785602
06/27/2011 04:02PM Deputy: PK
OFFICIAL RECORD
Requested By:
Phil Frink & Associates, I
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-611 PG-5730 RPTT: 692.25



(This Space For Recorder's Use Only)

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made May 25, 2011 between Phil Frink & Associates, Inc., a Nevada corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and Tabitha Michelle Maita and Philip Joseph Maita Co-Guardians for the Person and Estate of Caroline Athena Maita, as to an undivided 20.3883% interest and Robert J. Fricke as Trustee of the Exemption Trust of The Fricke 2001 Family Trust dated January 9, 2001, as to an undivided 19.4175% interest and Horst H. Mollenhauer and Maria M. Mollenhauer, Trustees, and their successors, under The Mollenhauer Family Trust U/D/T May 22, 1997, as to an undivided 9.7087% interest and Michael Mollenhauer, a single man, as to an undivided 7.7670% interest and Philip J. Maita and Tabitha Michelle Maita as joint tenants in common with right of survivorship, as to an undivided 7.7670% interest and Jesse R. Williams and Vickie R. Williams, husband and wife as joint tenants, as to an undivided 7.7670% interest and The Landaburu Family Trust Agreement, Bert G. Landaburu and Violet J. Landaburu, Trustees, as to an undivided 7.7670% interest and Jack R. Tuttle and Nancy R. Tuttle, husband and wife as joint tenants, as to an undivided 5.8252% interest and Henry L. Clark, Trustee U/T/A dated January 14, 1993, Henry L. Clark and Roberta L. Clark 1993 Family Trust, as to an undivided 4.8544% interest and WL Stephens Family Trust Agreement, Williams Stephens and Lois Stephens, Trustees, as to an undivided 4.8544% interest and Umpqua Bank Custodian FBO Regina Mormando IRA#1mr0080, as to an undivided 3.8835% interest (herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated July 7, 2006, and recorded August 29, 2006, in Book 0806, at Page 10804, as Document No. 683267, of Official Records of Douglas County, State of Nevada, D.A. Development, Incorporated, a Nevada Corp. did grant and convey the property herein described to Stewart Title of Douglas County, an Nevada corporation upon the Trusts therein expressed, to secure, among other obligations, payment of that certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

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



WHEREAS, on June 17, 2008 the Owner of said note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of Default and Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded June 20, 2008, in Book 608 at Page 5542, as Document No. 725517, of Official Records of Douglas County, State of Nevada; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and in compliance with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly 4854 therein and hereinafter described, said property being in the County of Douglas, State of Nevada, and fixing the time and place of sale as May 4, 2011, at 2:00 o'clock P.M. at the front entrance of the Douglas County Judicial Building located at 1625 8th Street AKA Water Street, Minden, Nevada, and caused a copy of said Notice to be posted for twenty days successively in three public places in the Eastfork Judicial Township where said property is located, and in three public places in the City of Minden, where said property was to be sold; and said Trustee caused a copy of said Notice to be published once a week for three successive weeks before the date of sale in the Record Courier, a newspaper of general circulation printed and published in the County in which said real property is situated, the first date of such publication being April 6, 2011; and,

WHEREAS, copies of said recorded Notice of Default and said Notice of Sale were mailed to all those who were entitled thereto in accordance with Section 107.090 of Nevada Revised Statutes; and

WHEREAS, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

WHEREAS, the sale was postponed by oral mesne postponement to May 25, 2011 at the time and place fixed as aforesaid, Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$171,500.00 paid in lawful money of the United States of America by the satisfaction of the indebtedness then secured by the said Deed of Trust, pro tanto.

NOW THEREFORE, Trustee, in consideration of the premises recited and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY, unto Grantee, but without any covenant, or warranty, expressed or implied, all that certain property situate in the County of Douglas, State of Nevada, described as follows:

Lot 28, as shown on the Final Map of SILVERANCH UNIT 1-A, filed for record in the office of the County Recorder of Douglas County, State of Nevada on January 3, 1994, in Book 194, Page 256, as Document No. 326668.

IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Sr. Vice President, thereunto duly authorized by resolution of its Board of Directors.

