

A. P. No. 1220-17-401-011
No. 17446

R.P.T.T. \$1,599.00

When recorded mail to:

ALLIED FORECLOSURE SERVICES
6121 LAKESIDE DRIVE, STE. 155
RENO, NV 89511

Mail tax statements to:

ALLIED FORECLOSURE SERVICES
6121 LAKESIDE DRIVE, STE. 155
RENO, NEVADA 89511

DOC # 789868
09/21/2011 03:19PM Deputy: PK
OFFICIAL RECORD
Requested By:
First Centennial - Reno
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-911 PG-3716 RPTT: 1599.00



**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 September 8, 2011, by and between ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, as Trustee, party of the first part, and MICHAEL D. SUKAU, an unmarried man, party of the second part, whose address is: P.O. Box 550444, South Lake Tahoe, CA 96155.

W I T N E S S E T H :

WHEREAS, MICHAEL RAYMOND GARRITY, an unmarried man, executed a Promissory Note payable to the order of MICHAEL D. SUKAU, an unmarried man, in the principal sum of \$535,000.00, and bearing interest, and as security for the payment of said Promissory Note said MICHAEL RAYMOND GARRITY, an unmarried man, as Trustor, executed a certain Deed of Trust to FIDELITY NATIONAL TITLE COMPANY, a California corporation, Trustee for MICHAEL D. SUKAU, an unmarried man, Beneficiary, which Deed of Trust was dated November 4, 2008, and was recorded November 10, 2008, in Book 1108, Page 1468, as Document No. 732755, Official Records, Douglas County, Nevada; and



WHEREAS, ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES, was substituted as Trustee in the place and stead of FIDELITY NATIONAL TITLE COMPANY, by document recorded April 25, 2011, in Book 411, Page 4472, as Document No. 732023, 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 principal and interest due on April 1, 2011, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, MICHAEL D. SUKAU, an unmarried man, 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 April 25, 2011, in Book 411, Page 4475, as Document No. 782024, Official Records, Douglas County, Nevada; and

WHEREAS, on April 25, 2011, 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, on July 27, 2011, a certificate was issued by the State of Nevada Foreclosure Mediation Program, authorizing the foreclosure process to continue, which certificate was recorded August 15, 2011, in Book 811, Page 2369, as Document No. 787981, Official Records, Washoe County, Nevada; and

WHEREAS, by direction of MICHAEL D. SUKAU, 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 8th day of September, 2011, at the hour of 10:00 o'clock A.M., sell at the entrance to the Douglas County Courthouse, located at 1038 Buckeye Road, 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 August 15, 2011, in Book 811, Page 2370, as Document No. 787982,



Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record-Courier in its issues dated August 17, 2011, August 24, 2011 and August 31, 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 Library, on August 12, 2011; and

WHEREAS, on August 11, 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 party of the second part did bid the sum of FOUR HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$410,000.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$410,000.00, 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 his heirs and assigns, all that certain real property situate in Douglas County, State of Nevada, that is described as follows:

A portion of the Southwest 1/4 of the Southwest 1/4, Section 17, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada more particularly described as follows:

Commencing at the 1/4 corner common to Section 17 and 18, Township 12 North, Range 20 East, M.D.B.&M., thence South 0°11'07" East, 1336.41 feet; thence South 0°18'54" East, 432.96 feet; thence South 0°22'28" East, 20 feet; thence South 88°11'45" East, 532.36 feet to the TRUE POINT OF BEGINNING; said point of beginning also being described as bearing South 0°23'30" East, 499.32 feet and North 88°11'45" West 755.90 feet from the Northwest corner of Tierra Linda Estates as recorded in the Office of the County Recorder of Douglas County, Nevada, on September 14, 1965 as File No. 29457; thence from said point of beginning South 88°11'45" East, 176.26 feet; thence South 0°22'28"



East, 247.13 feet; thence North 88°11'45" West, 176.26 feet; thence North 0°22'28" West, 247.13 feet to the TRUE POINT OF BEGINNING.

The above metes and bounds description appeared previously in that certain Document recorded December 18, 1998, in Book 1298, Page 4632, as File No. 0456912, recorded in the Official Records of Douglas County, State of Nevada.

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 party of the second part, and to his heirs 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 Martinikus*
Geneva Martinikus

Its: Secretary

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

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

Kathryn Fritter
Notary Public

