

FCL 40674
APN: 1219-13-000-036

RPTS \$1,950.00

**Recording Requested By and:
When Recorded Mail To:**

MYLDRED HOOVER
13050 S. HILLS DR.
RENO NV 89511

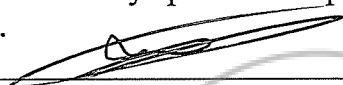
DOC # 792199
11/07/2011 11:48AM Deputy: SG
OFFICIAL RECORD
Requested By:
Western Title Company
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-1111 PG-1543 RPTT: 1950.00



Mail Tax Statements To Owner:

SAME

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.



Signature of Declarant or Agent

TRUSTEE'S DEED UPON SALE

THIS INDENTURE is made this 19TH day of October, 2011, by and between WESTERN TITLE COMPANY, LLC a Nevada limited liability company (hereinafter "Trustee"), as the duly appointed Trustee or substituted Trustee under the Deed of Trust (defined below), and MYLDRED EMMA HOOVER, Trustee, of the MYLDRED EMMA HOOVER TRUST dated March 22, 2006 (hereinafter "Grantee").

WITNESSETH:

WHEREAS, by that certain Deed of Trust dated November 2, 2005, recorded November 2, 2005 as Document No. 659737, Official Records in the Office of the County Recorder of Douglas County, State of Nevada (hereinafter "Deed of Trust"), MIKE HICKEY CONSTRUCTION, INC., ("Trustor") did grant and convey the property herein described to GRANTEE, as beneficiary upon the trusts therein expressed, to secure, among other obligations, payment of a Promissory Note in the original amount of \$912,105.00 (at the time the Deed of Trust was recorded), and all interest, fees and costs according to the terms thereof;

WHEREAS, breach and default occurred by Trustor in the payment of the debt evidenced by the promissory notes for which the Deed of Trust is security;



WHEREAS, Beneficiary did execute and cause to be delivered a Notice of Default and Election to Sell under the Deed of Trust, which was recorded on June 9, 2011, as Document No. 784485, Official Records in the Office of the County Recorder of Douglas, State of Nevada; and

WHEREAS, after the lapse of three (3) months, Trustee executed its Notice of Trustee's Sale on September 28, 2011, recorded September 28, 2011 as Document No. 790246, Official Records in the Office of the County Recorder of Douglas County, State of Nevada, stating that Trustee, by virtue of the authority in it vested and pursuant to demand, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly therein and hereinafter described, said property being in the County of Douglas, State of Nevada, and fixing the date and time of sale as October 19, 2011 at the hour of 12:30 o'clock p.m. and the place of said sale at the steps of the entrance of the Douglas County Courthouse, located at 1038 Buckeye Rd., Minden, Nevada and caused a copy of said Notice to be posted for not less than twenty (20) days before the date of sale therein fixed, in three public places in the City of Minden where the said property was to be sold (Douglas County Court House, Douglas County Administration Bldg., Douglas County Human Resources) 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 Record Courier, a newspaper of general circulation printed and published in the County in which said real property is situated, the dates of said publication being September 28 - October 12, 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 the 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, 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 \$500,000.00 paid in lawful money of the United States of America for the partial satisfaction of the indebtedness then secured by the Deed of Trust, pro tanto and without waiving the rights of Grantee, if any, under NRS 40.451 thru 40.459.

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



All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, and being a portion of the Northeast Quarter of Section 13, Township 12 North, Range 19 East, M.D.B.&M., more particularly described as follows:

Commencing at the Northeast corner of Section 13, Township 12 North, Range 19 East, M.D.B.&M., proceed South 88°24'19" West, 1893.72 feet to the True Point of Beginning, which is the Northeast corner of the parcel, and lies on the South right of way line of Centerville Lane; thence proceed South 02°05'33 East, 2599.75 feet; thence South 89° 48'50" West, 857.70 feet; (Also shown of record to be 853.7 feet) thence North 0°36'16" West, 2060.34 feet; thence North 89°28'43" East, 409.19 feet; thence North 0°36'16" West, 532.29 feet; thence North 89°28'43" East, 342.98 feet along the South right of way line of Centerville Lane to the Point of Beginning.

Excepting therefrom that portion Deeded to William R. Peeler, Sr., et ux in instrument recorded April 21, 1981, in Book 481 of Official Records at page 1345, Douglas County, Nevada, as Document No. 55591, more particularly described as follows:

Commencing at the Northeast corner of said Section 13, proceed South 88°42'47" West, 2645.80 feet to a point on the Southerly right of way line of Centerville Lane; thence South 0°36'16" East 532.29 feet to the True Point of Beginning, which is the Northwest corner of this parcel; thence North 89°28'43" East, 409.19 feet, to the Northeast corner of this parcel; thence South 0°36'16" East, 35.26 feet to the Southeast corner of this parcel; thence South 89°01'03" West, 202.37 feet along a fence line to a point; thence North 86°08'29" West, 207.45 feet, along a fence line to the Southwest corner of this parcel; thence North 0°36'16" West, 21.05 feet, to the True Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 30, 1899, as Document No. 677413 of Official Records.


TOGETHER WITH all the improvements thereon and all and singular the tenements, hereditaments and appurtenances thereto belonging or appertaining, including without limitation entitlements, will serve commitments, water and water rights, and rights of way, if any, which are used on or is in anywise appurtenant to aforesaid premises, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.



TOGETHER WITH all the buildings, improvements and fixtures thereon and all and singular the tenements, hereditaments and appurtenances thereto belonging or appertaining, including without limitation entitlements, will serve commitments, water and water rights, and ditch rights and rights of way, if any, which are used on or is in anywise appurtenant to aforesaid premises, and the revisions and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the Trustee has caused this Trustee's Deed Upon Sale to be executed the day and year first written above.

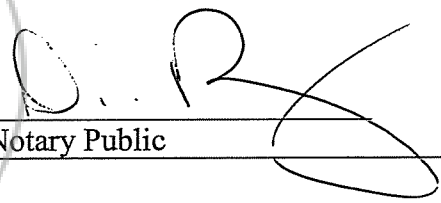
WESTERN TITLE COMPANY, LLC
a Nevada limited liability company

By 
Joy M. Taghiof, Foreclosure Officer

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

On this 1st day of ~~October~~ NOVEMBER, 2011, personally appeared before me, a Notary Public, Joy M. Taghiof, who acknowledged to me that he executed the foregoing instrument.

 **DIANE PEREZ**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 98-49401-2 - Expires November 18, 2014


Notary Public

322474