

A. P. No. 1022-16-002-037
No. 20106

R.P.T.T. \$409.50

When recorded mail to:

CLARENCE PRUIS
3281 Highland Way
Gardnerville, NV 89410

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 December 14, 2011, by and between PHIL FRINK & ASSOCIATES, INC., a Nevada corporation, as Trustee, party of the first part, and CLARENCE PRUIS, a married man, dealing with his sole and separate property, party of the second part, whose address is: 3281 Highland Way, Gardnerville, NV 89410.

W I T N E S S E T H :

WHEREAS, MICHAEL F. WIEDERHOLT and TIMARI WIEDERHOLT, husband and wife, executed a Promissory Note payable to the order of CLARENCE PRUIS, a married man, dealing with his sole and separate property, in the principal sum of \$115,000.00, and bearing interest, and as security for the payment of said Promissory Note said MICHAEL F. WIEDERHOLT and TIMARI WIEDERHOLT, husband and wife, as Trustor, executed a certain Deed of Trust to WESTERN TITLE COMPANY, INC., a Nevada corporation, Trustee for CLARENCE PRUIS, a married man, dealing with his sole and separate property, Beneficiary, which Deed of Trust was dated April 19, 2006, and was recorded April 28, 2006, as Document No. 673768, Official Records, Douglas County, Nevada; and



WHEREAS, the terms of said Promissory Note and the Deed of Trust secured thereby were amended and modified pursuant to that certain Modification of Note Secured by Deed of Trust dated June 8, 2007, and executed by Trustor and Beneficiary herein; and

WHEREAS, the terms of said Promissory Note and the Deed of Trust secured thereby were further amended and extended pursuant to that certain Modification Agreement of Promissory Note dated January 5, 2010, and executed by Trustor and Beneficiary herein; and

WHEREAS, TIMARI WIEDERHOLT, has received a Novation and Release of the debt secured by the Deed of Trust as evidenced by that certain Release and Novation recorded July 14, 2011, as Document No. 786348, Official Records, Douglas County, Nevada; and

WHEREAS, PHIL FRINK & ASSOCIATES, INC., a Nevada corporation, was substituted as Trustee in the place and stead of WESTERN TITLE COMPANY, INC., by document recorded July 14, 2011, in Book 711, Page 2331, as Document No. 786349, 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, CLARENCE PRUIS 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 July 14, 2011, in Book 711, Page 2334, as Document No. 786350, Official Records, Douglas County, Nevada; and

WHEREAS, on July 22, 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 September 30, 2011, a certificate was issued by the State of Nevada Foreclosure Mediation Program, authorizing the foreclosure process to continue, which certificate was recorded November 23, 2011, in Book 1111,



Page 5411, as Document No. 793144, Official Records, Douglas County, Nevada; and

WHEREAS, by direction of CLARENCE PRUIS, the said PHIL FRINK & ASSOCIATES, INC., a Nevada corporation, 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 14th day of December, 2011, at the hour of 2:00 o'clock P.M., sell at the front 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 November 23, 2011, in Book 1111, Page 5412, as Document No. 793145, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record Courier in its issues dated November 23, 2011, November 30, 2011 and December 7, 2011, and said Notice of Sale was posted in three public places, in Minden, Nevada, namely, at the Douglas County Judicial Building, the Douglas County Administration Building and the U.S. Post Office, on November 23, 2011; and

WHEREAS, on November 23, 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 ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$100,000.00, 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, successors and assigns, all that certain real property situate in Douglas County, State of Nevada, that is described as follows:

Lot 31, in Block K, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.



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, successors, and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

PHIL FRINK & ASSOCIATES, INC.,
a Nevada corporation

By: Christine McBride
Christine McBride,
Sr. Vice-President

STATE OF Nevada)
COUNTY OF Washoe) ss

This instrument was acknowledged before me on Feb. 7, 2012, by CHRISTINE McBRIDE as Sr. Vice-President of PHIL FRINK & ASSOCIATES, INC.

Nora J. Holliday
Notary Public

