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OFFICIAL RECORD

Requested By:
Stewart Title of Nevada Re
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-212 PG-1388 RPTT: 0.00



APN: 1319-19-802-001 and 1319-19-802-002

Recording Requested by:
Stewart Title of Nevada Holdings Inc.

Mail Tax Statements to:

When recorded mail to:
Stewart Title of Nevada Holdings Inc.
1070 Caughlin Crossing
Reno, NV 89519

NOTICE OF TRUSTEE'S SALE
NO.: 1024443-02

WHEREAS, Stewart Title of Nevada Holdings, Inc., a Nevada corporation, is trustee under Deed of Trust dated December 12, 2007 executed by Nanuk Real Estate Consulting Inc., a Nevada corporation, as Trustor in favor of Jack K. Sievers and Denise Sievers, husband and wife, as Beneficiary, and recorded December 18, 2007, as Instrument No. 0714968 of Book 1207, Page 2078 of Official Records of Douglas County, Nevada; and securing among other obligations, one promissory note in the original principal amount of \$1,180,000.00; that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by Jack K. Sievers and Denise Sievers, husband and wife;

WHEREAS, default has been made in the payment of the debt evidenced by the promissory note for which said deed of trust was give as security, and said beneficiary did cause a Notice of Default and Election to Sell under said deed of trust to be recorded in the office of the County Recorder of Douglas County, Nevada, on October 27, 2011, as Instrument No. 7914529 of Book 1011, Page 4726;

WHEREAS, Stewart Title of Nevada Holdings Inc., a Nevada corporation, on March 1, 2012 at 1:00 PM, will sell at public auction, to the highest bidder CASH, lawful money of the United States of America, at the rear entrance of the Douglas County Judicial and Law Enforcement Center located at 1625 8th Street, Minden, Nevada, 89423 , all right, title and interest now held by it under said Deed of Trust in the 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. PARCEL 1:

A parcel of land lying in the Southeast 1/4 of Section 19, Township 13 North, Range 19 East, M.D.B.&M., being further described as follows:

Commencing at the most Easterly terminus of the centerline of JACK DRIVE and the Easterly boundary of KINGSBURY ESTATES #2 as recorded in the Official Records of Douglas County, Nevada; thence North 89°19'36" East 143.55 feet along the centerline of JACK DRIVE extended to the beginning of TRAMWAY DRIVE; thence South 33°26'56" East 127.09 feet along the



centerline of TRAMWAY DRIVE; thence North 56°33'04" East 30.00 feet to a point on the Easterly right-of-way of TRAMWAY DRIVE; thence North 33°26'56" West 37.54 feet to a point common to the right-of-way of TRAMWAY DRIVE and the proposed right-of-way of KINGSBURY GRADE, said point being the True Point of Beginning; thence North 38°48'51" East 13.07 feet to the beginning of a curve, the center of which bears South 51°11'09" East 370.00 feet; thence Northeasterly along said curve through a central angle of 108°15'00" an arc length of 699.05 feet; thence along a radial line to said curve North 57°03'51" East 160.00 feet to the beginning of a non-tangent curve, the center of which bears South 57°03'51" West 530.00 feet; thence Northwesterly along said curve through a central angle of 54°41'16" an arc length of 505.87 feet; thence along a radial line North 02°22'35" East 329.27 feet to the Southeasterly corner of Parcel B (addition) of the Second Amended Map of SUMMIT VILLAGE; thence South 67°32'17" West 262.43 feet to the beginning of a non-tangent curve, the center of which bears North 84°31'34" West 230.00 feet; thence Northerly along said curve through a central angle of 41°00'55" an arc length of 164.65 feet; thence tangent to said curve North 35°32'29" West 206.24 feet to the beginning of a curve, the center of which bears North 54°27'31" East 120.00 feet; thence Northerly along said curve through a central angle of 24°35'03" an arc length of 51.49 feet; thence along a radial line to said curve South 79°02'34" West 60.00 feet to the beginning of a non-tangent curve from which the center bears North 79°02'34" East 180.00 feet; thence Southerly along said curve through a central angle of 24°35'03" an arc length of 77.23 feet; thence tangent to said curve South 35°32'29" East 206.24 feet to the beginning of a curve, the center of which bears South 54°27'31" West 170.00 feet; thence Southerly along said curve through a central angle of 41°00'55" an arc length of 121.69 feet; thence tangent to said curve South 05°28'26" West 231.25 feet to the beginning of a curve, the center of which bears North 84°31'34" West 120.00 feet; thence Southerly along said curve through a central angle of 36°00'01" an arc length of 75.40 feet; thence tangent to said curve South 41°28'27" West 71.90 feet to the beginning of a curve, the center of which bears South 48°31'33" East 155.00 feet; thence Southwesterly along said curve through a central angle of 35°31'09" an arc length of 96.09 feet to a point of reverse curve from which the center bears North 84°02'42" West 25.00 feet; thence Southerly along said reverse curve through a central angle of 82°22'18" an arc length of 35.94 feet to a point of cusp on the Northerly boundary of JACK DRIVE as shown on the Amended Map of TAHOE VILLAGE UNIT NO. 1; thence on a tangent bearing along said Northerly boundary of JACK DRIVE and Easterly boundary of TRAMWAY DRIVE the following courses:

- | North 88°19'36" East 70.06 feet;
- | South 36°26'56" East 103.48 feet to the True Point of Beginning.

EXCEPTING THEREFROM the following described property:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

All that portion of the Southeast 1/4 of Section 19, Township 13 North, Range 19 East, M.D.M., being further described as follows:

Beginning at the Northwesterly corner of that certain 1.22 acre parcel as shown on the Record of Survey, recorded on December 18, 1979, as Document No. 39791; thence along the Easterly line of TRAMWAY DRIVE North 33°38'38" West (record North 33°26'56" West) 55.34 feet to a point on the South line of a 60 foot roadway and utility easement as recorded in Book 77, Page 602, Document No. 48797; thence along the South line North 67°33'58" East (record North 67°22'30



East) 201.52 feet; thence South 22°26'02" East 1.60 feet to a point on the Northerly line of said 1.22 acre parcel; thence along said Northerly line along a curve concave to the Southeast with a radius of 370.00 feet, a central angle of 28°52'24" and an arc length of 186.46 feet, the chord of said curve bears South 53°07'46" West 184.49 feet; thence South 38°37'09" East 13.82 feet (record South 38°48'51" West 13.07 feet) to the Point of Beginning.

FURTHER EXCEPTING all that portion of Section 19, Township 13 North, Range 19 East, M.D.M., more particularly described as follows:

Beginning at a point which bears North 55°39'30" West 1801.62 feet from the Southeast corner of said Section 19; thence North 02°12'49" East, 117.04 feet; thence Southeasterly along a curve concave to the Southwest with a radius of 530.00 feet, a central angle of 54°43'43", and an arc length of 506.25 feet; thence South 56°56'32" West 160.00 feet; thence Northwesterly along a curve concave to the Southwest with a radius of 370.00 feet, a central angle of 14°24'36" and an arc length of 93.06 feet; thence North 00°27'09" East 58.75 feet; thence North 40°42'51" West 50.00 feet; thence North 55°52'36" West 50.00 feet; thence North 77°01'36" West 50.00 feet; thence North 87°54'51" West 111.98 feet to the True Point of Beginning.

Reference is made to that Record of Survey for Lot Line Adjustment, recorded October 25, 1988, Book 1088, Page 3233, as Document No. 189309, Official Records, Douglas County, Nevada.

ASSESSOR'S PARCEL NO. 1319-19-802-001 with other property

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED APRIL 3, 1981, BOOK 481, PAGE 331, AS FILE NO. 55069, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 2:

A parcel of land lying within the Southeast 1/4 of Section 19, Township 13 North, Range 19 East, M.D.B.&M., and being further described as follows:

BEGINNING at the extreme Southeasterly corner of the Official Map of the Subdivision of Parcels A and B of the Second Amended Map of SUMMIT VILLAGE as recorded in the Official Records of Douglas County, Nevada; thence North 69°01'31" East 758.14 feet; thence North 32°29'51" East 30.00 feet; thence South 57°30'09" East 253.37 feet to the beginning of a tangent curve concave to the Southwest with a central angle of 50°12' and a radius of 390.00 feet; thence along said curve an arc distance of 341.70 feet thence leaving said curve South 63°52'16" West 853.57 feet to a point lying in a non-tangent curve from which the center bears South 46°34'20" West, said curve being concave to the Southwest and having a central angle of 44°11'45" and a radius of 530.00 feet; thence Westerly along said curve an arc distance of 408.82 feet; thence radial to said curve North 02°22'35" East 329.27 feet to the Point of Beginning.

ASSESSOR'S PARCEL NO. 1319-19-802-002

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED NOVEMBER 21, 1979, BOOK 1179, PAGE 1363, AS FILE NO. 38987, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

