

OFFICIAL RECORD

Requested By:

Phil Frink & Associates, I  
Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$18.00  
BK-312 PG-5887 RPTT: 723.45



A. P. No. 1320-33-719-008  
No. 20107

R.P.T.T. \$723.45

When recorded mail to:

Silver View Homes, LLC  
40 Bruce Sutherland  
1508 Eureka Road, Suite 230  
Roseville, CA 95661

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 March 8, 2012, by and between PHIL FRINK & ASSOCIATES, INC., a Nevada corporation, as Trustee, party of the first part, and SILVER VIEW HOMES, LLC, a Nevada limited liability company, party of the second part, whose address is: 1508 Eureka Road, Suite 230, Roseville, CA 95661.

W I T N E S S E T H :

WHEREAS, JACQUELINE A. DALLAIRE, an unmarried woman executed a Promissory Note payable to the order of CLASSIC HOMES NEVADA, INC., a Nevada corporation in the principal sum of \$310,050.00, and bearing interest, and as security for the payment of said Promissory Note said JACQUELINE A. DALLAIRE, an unmarried woman, as Trustor, executed a certain Deed of Trust to MARQUIS TITLE & ESCROW, INC., a Nevada corporation, Trustee for CLASSIC HOMES NEVADA, INC., a



Nevada corporation, Beneficiary, which Deed of Trust was dated November 17, 2008, and was recorded November 20, 2008, as Document No. 0733332, Official Records, Douglas County, Nevada; and

WHEREAS, the beneficial interest in said Deed of Trust was assigned to DOUGLAS M. SUTHERLAND and PATRICIA MANNING SUTHERLAND, Trustees of the SUTHERLAND FAMILY TRUST as to an undivided 80% interest and BRUCE R. SUTHERLAND, a married man, as to an undivided 20% interest, as evidenced by that certain Assignment of Deed of Trust recorded January 16, 2009, as Document No. 0735945, Official Records, Douglas County, Nevada; and

WHEREAS, the beneficial interest in said Deed of Trust was further assigned to SILVER VIEW HOMES, LLC, a Nevada limited liability company, as evidenced by that certain Assignment of Deed of Trust recorded January 16, 2009, as Document No. 0735946, Official Records, Douglas County, Nevada; and

WHEREAS, PHIL FRINK & ASSOCIATES, INC., a Nevada corporation, was substituted as Trustee in the place and stead of MARQUIS TITLE & ESCROW, INC., a Nevada corporation, by document recorded September 7, 2011, as Document No. 789216, 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 March 1, 2011, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, SILVER VIEW HOMES, LLC, a Nevada limited liability company 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 September 7, 2011, as Document No. 789217, Official Records, Douglas County, Nevada; and

WHEREAS, on September 16, 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 February 9, 2012, a certificate was issued by the State of Nevada Foreclosure Mediation Program, authorizing the foreclosure process to continue, which certificate was recorded February 16, 2012, as Document No. 797443, Official Records, Douglas County, Nevada; and

WHEREAS, by direction of SILVER VIEW HOMES, LLC, a Nevada limited liability company 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 7th day of March, 2012, at the hour of 2:00 o'clock P.M., sell at the front entrance to the Douglas County Courthouse located at 1625 Eighth Street aka Water Street, 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 February 16, 2012, as Document No. 797444, Official Records, Douglas County, Nevada; that said Notice of Sale was published in Douglas Record Courier in its issues dated February 15, 2012, February 22, 2012 and February 29, 2012, and said Notice of Sale was posted in three public places, in Douglas County, Nevada namely, at the Douglas County Judicial Building, Douglas County Administration Building, and the U.S. Post Office, on February 15, 2012; and at the time and place appointed for said sale, by proclamation, the time of the holding of said sale was continued to March 8, 2012 at the hour of 2:00 o'clock P.M.; and

WHEREAS, on February 16, 2012 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 SEVENTY-NINE THOUSAND NINE HUNDRED ELEVEN AND 59/100 DOLLARS (\$179,911.59) for said property, and said sum was the highest and best bid therefor;



NOW, THEREFORE, for and in consideration of the said sum of \$179,911.59, 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 their heirs, successors, and assigns, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

Lot 30, Block B, of CHICHESTER ESTATES, PHASE 13, Final Subdivision Map #1006-13, according to the map thereof filed in the office of the County Recorder of Douglas County, State of Nevada, on October 4, 2004, in Book 1004, Page 1052, as Document No. 625784, Official Records.

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 their 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 )  
 ) ss  
COUNTY OF )

This instrument was acknowledged before me on March 23, 2012, by CHRISTINE McBRIDE as Sr. Vice-President of PHIL FRINK & ASSOCIATES, INC.

Jennifer Wyrsh  
Notary Public

