



A. P. No. 1220-22-210-160
No. 45245-FCL

R.P.T.T. \$ 390.00

When recorded mail to:

Hans J. Prakelt
1299 Kingsbury Grade
Gardnerville, NV 89460

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 28, 2012, by and between WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, as Trustee, party of the first part, and HANS J. PRAKELT, an unmarried man party of the second part, whose address is: 1299 Kingsbury Grade, Gardnerville NV 89460

W I T N E S S E T H:

WHEREAS, NICHOLAS G. BEDWELL, an unmarried man, executed a Promissory Note payable to the order of HANS J. PRAKELT in the principal sum of \$90,000.00, and bearing interest, and as security for the payment of said Promissory Note said NICHOLAS G. BEDWELL, an unmarried man, as Trustor, executed a certain Deed of Trust to NORTH AMERICAN TITLE COMOPANY, INC., Trustee for HANS J. PRAKELT, Beneficiary, which Deed of Trust was dated February 16, 2011, and was recorded February 18, 2011, in Book 211, Page 3512, as Document No. 778744, Official Records, Douglas County, Nevada; and



WHEREAS, WESTERN TITLE COMPANY, LLC, was substituted as Trustee under said Deed of Trust, in the place and stead of NORTH AMERICAN TITLE COMPANY, INC., by document recorded November 29, 2011, in Book 1111, Page 5997, as Document No. 793301, 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 October 18, 2011, and in the failure to pay the balance of principal and interest that became due on November 18, 2011, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, HANS J. PRAKELT 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 November 29, 2011, in Book 1111, Page 5999, as Document No. 793302, Official Records, Douglas County, Nevada; and

WHEREAS, on December 5, 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 March 6, 2012, in Book 312, Page 958, as Document No. 798365, Official Records, Douglas County, Nevada; and

WHEREAS, by direction of HANS J. PRAKELT the said WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, 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 28th day of March, 2012, at the hour of 12:30 o'clock P.M., 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 March 6, 2012, in Book 312, Page 960, as Document No. 798366, Official Records, Douglas,

Nevada; that said Notice of Sale was published in The Record Courier in its issues dated March 7, 2012, March 14, 2012, and March 21, 2012, and said Notice of Sale was posted in a public place, in Minden, Nevada, namely, at the Douglas County Administration Complex, on March 7, 2012; and

WHEREAS, on March 7, 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 NINETY-NINE THOUSAND NINE HUNDRED EIGHTY-NINE AND 54/100 DOLLARS (\$99,989.54) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$99,989.54, 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 the County of Douglas, State of Nevada, that is described as follows:

Lot 582 of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

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.

