


Requested By:  
Stewart Title of Nevada Re  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-412 PG-6732 RPTT: 370.50



A.P.N. #	1220-17-615-001, 1220-17-165-002 and 1220-17-615-019
R.P.T.T.	\$370.50
Escrow No.	1038229-02
<b>Recording Requested By:</b>	
	
Mail Tax Statements To:	Same as below
<b>When Recorded Mail To:</b>	
The Angela Donohue Irrevocable Special Needs Trust	
c/o Joseph Donohue	
766 Avenida Del Piero	
San Juan Bautista, CA 95045	

## TRUSTEE'S DEED UPON SALE

**THIS INDENTURE**, made this 16<sup>th</sup> day of April, 2012, by Stewart Title of Nevada Holdings, Inc., a Nevada corporation, as Trustee as hereinafter states, and hereinafter referred to as Trustee and Joseph Donohue, Trustee of The Angela Donohue Irrevocable Special Needs Trust, herein referred to as grantee, whose address is 766 Avenida Del Piero San Juan Bautista, CA 95045.

WITNESSETH:

**WHEREAS**, Gregory C. Lynn and Suanne Towse, Trustees of the Gregory C. Lynn and Suzanne Towse Trust Agreement dated May 16, 1995 by Deed of Trust dated October 11, 2007, and recorded October 12, 2007, in Book 1007, Page 3521 as Document No. 0711036, and modified by a modification of Deed of Trust recorded July 26, 2010 in Book 0710, Page 4606 as Instrument No. 0767552 and further amended by an Amendment to the Deed of Trust recorded November 9, 2011, in Book 1111, Page 1900 as Instrument No. 0792319 in the Office of the County Recorder of Douglas County, State of Nevada, did grant and convey to said trustee, upon the Trusts therein expressed, the real property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and

**WHEREAS**, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell hereinafter referred to, to which reference is hereby made; and

**WHEREAS**, on November 10, 2011, the then beneficiary(ies) and holder of the note did execute and deliver to Trustee, a Notice of such breach and default and election to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was recorded November 14, 2011, in Book 1111, Page 3073 as Document No. 792593, of Official Records, Douglas County, Nevada; and

**WHEREAS**, the Trustee in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes for such cases made and provided, made and published once a week for three consecutive weeks before the date of sale therein fixed, in The Record Courier, a newspaper of general circulation printed and published in Douglas County,



Nevada in which the premises to be sold is situated and a like notice being published in Douglas County, Nevada in which the premises is to be sold, a Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would, under the provisions of said Deed of Trust, sell the property therein, and herein described at public auction to the highest bidder for cash, lawful money of the United States of America, on 4/16/2012, at the hour of 11:30:00 AM, at the rear entrance of the Douglas County Judicial and Law Enforcement Center located at 1625 8<sup>th</sup> Street, Minden, Nevada 89423.

WHEREAS, a true and correct copy of said Notice were posted in a public places in the County of Douglas, State of Nevada, where said sale was noticed to take place and where the property is to be sold and a like notice were posted within the City or Township wherein the property to be sold is located for not less than twenty days before the date of said therein fixed; and

WHEREAS, copies of said notice were mailed by certified mail to the grantor and/or successors in interest in accordance with the terms of the Deed of Trust and the applicable statutory provisions of the State of Nevada; and

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all statutes and with the Soldier's and Sailors Relief Act of 1940, said Trustee, at the time and place aforesaid, did then and there at public auction sell the property hereinafter described to the Grantee for the sum of \$95,000.00 said grantee being the highest bidder therefore,

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee in receipt of which is hereby acknowledged, and by virtue of these premises, does hereby grant and convey, but without covenant or warranty, express or implied and to title or possession, unto grantee, all that certain real 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.

TOGETHER WITH, all appurtenances in which Trustor has any interest, including any water rights benefiting said realty.

IN WITNESS WHEREOF, the said Stewart Title of Nevada Holdings, Inc., a Nevada corporation, as Trustee, has this day caused its corporation name to be hereunto affixed by its Assistant Secretary thereunto duly authorized by resolution of its board of directors.

Dated: April 16, 2012



Stewart Title of Nevada Holdings Inc.

*Suzanne Haskins*  
Suzanne Haskins, Assistant Secretary

State of Nevada }  
  } ss.  
County of Washoe }

This instrument was acknowledged before me on *April 26, 2012*  
by: Suzanne Haskins, Assistant Secretary of Stewart Title of  
Nevada Holdings Inc.

Signature: *Melinda A. Doyal*  
Notary Public





**Exhibit A  
LEGAL DESCRIPTION**

File Number: 1038229-02

Parcel 1:

Lots 9 and 10 as set forth on the Final Subdivision Map for Rain Shadow Ranch Phase 1, PO 04-002, filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 28, 2007 in Book 0607, Page 9070, as Document No. 703979.

Parcel 2:

Lot 33 as set forth on the Final Subdivision Map for Rain Shadow Ranch Phase 1, PO 04-002, filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 28, 2007 in Book 0607, Page 9070, as Document No. 703979, together with:

A portion of the Southwest one-quarter of the Northeast one-quarter of Section 17, Township 12 North, Range 20 East, MOM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northeast corner of Parcel 33 as shown on the Final Map of Rain Shadow Ranch - Phase 1, Document No. 762210 of the Douglas County Recorder's Office which bears S. 43°03'01" W., 2281.61 feet from the Northeast corner of said Section 17, said parcel corner also being a point on the Westerly right-of-way line of Kingston Lane;

thence along said right-of-way line, 371.29 feet along the arc of a non-tangent curve to the left, having a central angle of 21°31'54" and a radius of 988.00 feet, (chord bears S. 12°12'11" W., 369.11 feet)

thence N. 89°24'17" W., 182.02 feet;

thence N. 05°47'59/1 E., 183.33 feet to the Southwest corner of said Lot 33;

thence N. 14°49'08/1 E., along the Westerly of said Lot 33, 184.65 feet to the Northwest corner thereof

thence S. 89°24'17" E., along the Northerly line of said lot 33, 194.29 feet to the POINT OF BEGINNING.

Containing 66,395 Square Feet, more or less.

The legal description above was taken from Document # 779257 in reference to lot 33.

Douglas County APNs 1220-17-615-002, 1220-17-615-001, and 1220-17-615-019