



A. P. No. 1319-06-002-003
(formerly 000-11-020-03)

No. 17543

R.P.T.T. \$39.00

When recorded mail to:
Allied Foreclosure Services
6121 Lakeside Drive, Ste. 155
Reno, NV 89511

Mail tax statements to:
August Greulich
845 Rubio Way
Gardnerville, NV 89410-7507

**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 October 16, 2012, by and between ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, as Trustee, party of the first part, and AUGUST GREULICH, a widower, party of the second part, whose address is: 845 Rubio Way, Gardnerville, NV 89410-7507.

W I T N E S S E T H :

WHEREAS, JOHN M. HEIZER, a single man, executed a Promissory Note payable to the order of JOSEPHINE FRANCES CASEBOLT, Trustee of the Casebolt Revocable Trust dated 6/30/94, as to an undivided \$25,000.00, and SANTA ROSA ENTERPRISES, INC., a Nevada corporation, as to an undivided



\$25,000.00 which note is in the principal sum of \$50,000.00, and bearing interest, and as security for the payment of said Promissory Note said JOHN M. HEIZER, a single man, as Trustor, executed a certain Deed of Trust to STEWART TITLE OF DOUGLAS COUNTY, Nevada corporation, Trustee for JOSEPHINE FRANCES CASEBOLT, Trustee of the Casebolt Revocable Trust dated 6/30/94, as to an undivided \$25,000.00 and SANTA ROSA ENTERPRISES, INC., a Nevada corporation, as to an undivided \$25,000.00, Beneficiary, which Deed of Trust was dated November 6, 2001, and was recorded November 16, 2001, in Book 1101, Page 5226, as Document No. 527976, Official Records, Douglas County, Nevada; and

WHEREAS, the terms of said Promissory Note were amended and extended pursuant to that certain Modification Agreement dated January 12, 2005; and

WHEREAS, the beneficial interest of SANTA ROSA ENTERPRISES, INC., a Nevada corporation, was assigned to AUGUST GREULICH, a widower, as evidenced by that certain Assignment of Beneficial Interest Under Deed of Trust recorded June 22, 2005, in Book 0605, Page 9969, as Document No. 0647542, Official Records, Douglas County, Nevada; and

WHEREAS, the beneficial interest of JOSEPHINE FRANCES CASEBOLT, Trustee of THE CASEBOLT REVOCABLE TRUST dated 6/30/94, was assigned to AUGUST GREULICH, a widower, as evidenced by that certain Assignment of Deed of Trust recorded May 30, 2012, in Book 512, Page 6592, as Document No. 803169, Official Records, Douglas County, Nevada; and

WHEREAS, ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, was substituted as Trustee under said Deed of Trust in the place and stead of STEWART TITLE OF DOUGLAS COUNTY, by document recorded May 30, 2012, in Book 512, Page 6594, as Document No. 803170, Official Records, Douglas County, Nevada; and

WHEREAS, the principal of the foregoing note, together with accrued interest, was all due and payable on November 16, 2005; however, on the date of maturity of said note, Beneficiary did not demand the payment in full of same, but rather, allowed the makers to continue with the monthly installments provided therein; 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 interest due on December 16, 2010, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, 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 May 30, 2012, in Book 512, on Page 6597, as Document No. 803171, Official Records, Douglas County, Nevada; and

WHEREAS, on June 15, 2012, 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, by direction of AUGUST GREULICH the said ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES, 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 16th day of October, 2012, at the hour of 11:00 o'clock A.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 September 14, 2012, as Document No. 809124, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record Courier in its issues dated September 16, 2012, September 23, 2012 and September 30, 2012, and said Notice of Sale was posted in three public places, in Minden, namely, at the Minden Courthouse, the Judicial Building, and the Library, and said Notice of Sale was further posted in three public places, in Roundhill, Nevada, namely, at the Douglas Roundhill Courthouse, the Douglas Roundhill DMV Building and the Roundhill Post Office, on September 12, 2012; and



WHEREAS, on September 11, 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 TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$10,000.00, 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 their heirs, successors, and assigns, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

Section 6: Township 13 North, Range 19 East, the South Half of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter.

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.

ALLIED 1031 EXCHANGE, dba
ALLIED FORECLOSURE SERVICES

By: *Geneva Martinkus*
Geneva Martinkus

Its: Secretary

