

DOC # 825320  
06/13/2013 01:50PM Deputy: SG

OFFICIAL RECORD

Requested By:  
Western Title Company  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 12 Fee: \$25.00  
BK-613 PG-3318 RPTT: 13308.75



A. P. Nos:  
1220-04-602-012, 1320-30-601-009  
1320-30-702-024, 1320-30-702-025  
1320-30-702-026, 1320-30-702-027  
1320-30-702-028, 1320-30-702-029

No. 46892-FCL

R.P.T.T. \$ 13,308.75

When recorded mail to:

ADC REO-NV LAND, LLC  
2450 Broadway, 6th Floor  
Santa Monica, CA 90404

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 April 17, 2013, by and between WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, as Trustee, party of the first part, and ADC REO-NV LAND, LLC, a DELAWARE limited liability company, party of the second part, whose address is: 2450 Broadway, 6th Floor Santa Monica CA 90404.

W I T N E S S E T H:

WHEREAS, NEVADA NORTHWEST, LLC, a Nevada limited liability company, and BEDFORD PROPERTIES MANAGEMENT CO., LLC, a Nevada limited liability company, executed a Promissory Note dated November 20, 2007 (which is an Amended and Restated Revolving Term Promissory Note) payable to the order of IRWIN UNION BANK AND TRUST COMPANY, a Corporation, in the principal sum of \$11,500,000.00, and bearing interest, and as security for the payment of said Promissory



Note said BEDFORD INVESTMENTS, LLC, a Nevada limited liability company (as to Parcels A and B located in Lyon County, Nevada), GTEB, LLC, a Nevada limited liability company (as to Parcel C), and NEVADA NORTHWEST, LLC, a Nevada limited liability company (as to Parcels D, E, F, G, H, I and J), as Trustor, executed a certain Deed of Trust to WESTERN TITLE COMPANY, INC., a Nevada corporation, Trustee for IRWIN UNION BANK AND TRUST COMPANY, a Corporation, Beneficiary, which Deed of Trust was dated February 1, 2007, in Book 0207, Page 191, and was recorded February 2, 2007, as Document No. 0694200, Official Records, Douglas County, Nevada; and

WHEREAS, the terms of said Deed of Trust were amended to reflect a boundary line adjustment between the parcels secured by said Deed of Trust pursuant to that certain Amendment to Deed of Trust and Assignment of Rents recorded November 27, 2007, as Document No. 417234, Official Records, Lyon County, Nevada, and on November 27, 2007, in Book 1107, Page 6769, as Document No. 0713745, Official Records, Douglas County, Nevada; and

WHEREAS, the beneficial interest in the Deed of Trust and the Promissory Note secured thereby was assigned to RADC/CADC VENTURE 2010-2, LLC, a Delaware limited liability company, as evidenced by that certain Assignment of Real Estate Deeds of Trust recorded May 20, 2011, as Document No. 476641, Official Records, Lyon County, Nevada, and on April 1, 2011, in Book 4011, Page 0044, as Document No. 0780948, Official Records, Douglas County, Nevada; and

WHEREAS, WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, is the successor in interest to WESTERN TITLE COMPANY, LLC, a Nevada limited liability company; and

WHEREAS, the principal of the foregoing note, together with accrued interest, was all due and payable on November 30, 2009; 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 principal and interest due on March 30, 2011, and in the failure to pay each payment of principal and interest that thereafter became due; and



WHEREAS, RADC/CADC VENTURE 2010-2, LLC, a Delaware 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 May 14, 2012, in Book 512, Page 2952, as Document No. 802323, and re-recorded on August 3, 2012, in Book 812, Page 544, as Document No. 806926, Official Records, Douglas County, Nevada; and

WHEREAS, on August 7, 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 RADC/CADC VENTURE 2010-2, LLC, 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 13th day of February, 2013, at the hour of 1:00 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 January 17, 2013, in Book 113, Page 4644, as Document No. 816454, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record-Courier in its issues dated January 18, 2013, January 25, 2013, and February 1, 2013 and said Notice of Sale was posted in a public place, in Minden, Nevada namely, at the Judicial Law Enforcement Center, on January 18, 2013; and at the time and place appointed for said sale, by proclamation, the time of the holding of said sale was continued to April 17, 2013 at the hour of 1:00 o'clock P.M.; and

WHEREAS, on January 17, 2013 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, the beneficial interest in said Deed of Trust was assigned to ADC REO-NV LAND, LLC, as evidenced by that certain Assignment of Deed of Trust and Assignment of Rents



recorded April 5, 2013, in Book 413, Page 1447, as Document No. 821193, Official Records, Douglas County, Nevada; and

WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of THREE MILLION FOUR HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$3,412,500.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$3,412,500.00, 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 its successors and assigns, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

PARCEL C:

A parcel of land located within portions of the Northwest 1/4 of Section 3 and the Northeast 1/4 of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the East one-quarter of Section 4, Township 12 North, Range 20 East, M.D.M.&M., a found 3/4" iron pipe with 2" aluminum cap stamped "1995 Owens Eng. PLS 3090 E 1/4 Sec 4" as shown on the Record of Survey for Reno Orthopedic Clinic et al, recorded October 28, 1998 in the Office of the Recorder of Douglas County, Nevada as Document No. 452854; thence along the east line of said Section 4, North 00°39'29" East, 409.33 feet to a point on the northerly right-of-way of Stodick Parkway as described in Deed of Dedication recorded July 20, 2001 in said Office of Recorder in Book 0701, at Page 5295, as Document No. 518885, the point of beginning; thence along said northerly right-of-way of Stodick Parkway, South 61°07'36" West, 383.33 feet; thence along the arc of a curve to the right, having a radius of 60.00 feet, central angle of 74°20'18", and arc length of 77.85 feet to a point on the Easterly right-of-way of U.S. Highway 395 as described in a Deed recorded May 28, 1993 in said Office of Recorder in Book 593, at Page 5930, as Document No. 308372; thence along said Easterly right-of-way of U.S Highway 395 along the arc of a compound curve to the left, having a radius of 5,060.00 feet, central angle of 05°47' 30" and arc length of 511.48 feet; thence



continuing along said Easterly right-of-way of U.S Highway 395, North 50°19'36" West, 342.29 feet; thence South 89°28'04" East, 982.55 feet; thence South 00°21'36" West, 75.14 feet; thence South 89°38'24" East, 50.00 feet to a point on the West line of Elges Avenue; thence along said West line of Elges Avenue, South 00°21'36" West, 35.33 feet; thence continuing along said Elges Avenue along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 20.00 feet, radial bearing to said curve of North 10°52'20" East, central angle of 43°07'49", and arc length of 15.06 feet; thence continuing along said Elges Avenue along the arc of a compound curve to the left, having a radius of 64.00 feet, central angle of 50°03'33", and arc length of 55.92 feet to a point on the East line of a strip of land formerly known as Elges Avenue and abandoned by Douglas County in Abandonment DA 01-146 recorded November 9, 2001 in said office of Recorder in Book 1101, at Page 2727, as Document No. 527318 and previously quitclaimed to GTEB, LLC in Quitclaim Deeds recorded September 30 and in Book 999, at Page 6449, Document No. 477911; thence along said East line of Elges Avenue, non-tangent to the preceding curve, South 00°21'36" West, 212.07 feet to a point on said Northerly right-of-way of Stodick Parkway; thence along said Northerly right-of-way of Stodick Parkway, South 61°07'36" West, 48.95 feet to the point of beginning.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant, Bargain, Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on May 7, 2004, in Book 0504, Page 3040, as Document No. 612573, of Official Records.

PARCEL D:

A parcel of land located within a portion of the East 1/2 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Beginning at the Southeast corner of Adjusted Parcel 3, as shown on the Record of Survey to Support a Boundary Line Adjustment for Roland and Joan P. Dreyer filed for record July 31, 1997, in the office of the Recorder, Douglas County, Nevada, in Book 797, Page 5731, as Document No. 418466, said point also being the Southwest corner of Adjusted Parcel 2 per said Record of Survey ;



thence along the line common to Adjusted Parcels 2 and 3, North 26°35'00" East 455.06 feet to a point on the Southerly right-of-way of Ironwood Drive per the Deed of Dedication recorded in Book 1098, at Page 1622, as Document No. 451313; thence along said right-of-way South 63°25'00" East, 248.68 feet; thence leaving said right-of-way South 01°56'00" East, 518.89 feet to the South line of Adjusted Parcel 2; thence along said South line North 63°19'00" West, 496.40 feet to the point of beginning.

Further described on Record of Survey recorded October 5, 2000 in Book 1000, Page 717, as Document No. 500818 Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada on September 21, 2000 in Book 900, Page 3839, as Document No. 499879 of Official Records.

PARCEL E:

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, described as follows:

Commencing at the Northeast corner of the parcel shown as A.P.N. 1320-30-702-001 on the Record of Survey for Laurence W. and Janus L. Johnson, recorded October 13, 1999, in the office of the Recorder, Douglas County, Nevada, as Document No. 478635, a found 5/8" rebar with plastic cap, PLS 11172, the point of beginning; thence along the boundary of said A.P.N. 1320-30-702-001 the following courses: South 01°56'00" East, 474.24 feet to a found 3/4" iron pipe with plug PLS 3519; North 72°25'55" East, 9.99 feet to the Easterly line of Parcel C as shown on the Parcel Map for Keith and Martha E. Cornforth, recorded August 21, 1974, in said office of Recorder, as Document No. 74862; North 01°50'29" West, 70.68 feet to the Northeast corner of said Parcel C; North 61°51'29" West, 521.34 feet along the Northerly line of Parcels A, B and C as shown on said Parcel Map; South 43°06'17" West, 199.12 feet along the Westerly line of Adjusted A.P.N. 25-030-18 as described in Lot Line Adjustment recorded February 23, 1987, in said office of Recorder, in Book 287, Page 2211, as Document No. 150445, to a point on the Easterly right-of-way of U. S. Highway



395, as described in Deed to the State of Nevada, recorded February 26, 1986, in said office of Recorder, in Book 286, at Page 1915, as Document No. 131294; along the arc of a curve to the right, nontangent to the previous course, having a radius of 1500.00 feet, central angle of 34°41'04", arc length of 908.04 feet and chord bearing and distance of North 26°41'18" West, 894.23 feet to the Southerly line of Adjusted Parcel 3, as shown on the Record of Survey to Support a Boundary Line Adjustment for Roland and Joan Dreyer, recoded July 31, 1997, in said office of Recorder, as Document No. 418466; South 63°19'00" East, 1111.58 feet to the point of beginning.

Reference is made to the Record of Survey for Laurence W. Johnson, et al, recorded October 13, 1999, in Book 1099, Page 2254, Document No. 478635.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada on October 22, 1999, in Book 1099, Page 4082, as Document No. 479303 of Official Records.

PARCEL F:

A parcel of land located within a portion of the North 1/2 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., shown as A.P.N. 1320-30-702-011 on the Record of Survey for Nevada Northwest LLC filed for record on March 4, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536169, more particularly as follows:

Commencing at the Northwest corner of A.P.N. 1320-30-702-012 as shown on said Record of Survey, Document No. 536169, also being the Southwest corner of Parcel 4A as shown on the Record of Survey in Support of a Boundary Line Adjustment for Western Nevada Properties, Inc., et al filed for record on March 27, 1996 in said office of Recorder, Douglas County, Nevada as Document No. 384165, a found 5/8" rebar, PLS 3579; thence along the Westerly line of said A.P.N. 1320-30-702-012, also the Easterly line of the parcel shown as A.P.N. 1320-30-702-001 on Record of Survey for Laurence W. and Janus L. Johnson filed for record on October 13, 1999 in said office of Recorder, Douglas County, Nevada as Document No. 478635, South 01°56'00" East, 163.60 feet to a found 3/4" iron



pipe with plug, PLS 3519, the point of beginning; thence along the Northerly line of said A.P.N. 1320-30-702-011, South 63°21'45" East, 265.83 feet to a found 5/8" rebar, PLS 3579; thence along the Easterly line of said A.P.N. 1320-30-702-011, South 26°35'00" West, 208.70 feet to a found 3/4" iron pipe with plug, PLS 3519, a point on the Northerly right-of-way of U.S. Highway 395; thence along the Southerly line of said A.P.N. 1320-30-702-011, also along said Northerly right-of-way, North 63°25'00" West, 152.30 feet to a found 3/4" iron pipe with plug PLS 3519; thence along the Westerly line of said A.P.N. 1320-30-702-011, North 01°56'00" West, 237.80 feet to the point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada on March 18, 2002, in Book 302, Page 5992 as Document No. 537197 of Official Records.

PARCEL G:

A parcel of land located within a portion of the North 1/2 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., shown as A.P.N. 1320-30-702-011 on the Record of Survey for Nevada Northwest LLC filed for record on March 4, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536169, more particularly as follows:

Commencing at the Northwest corner of A.P.N. 1320-30-702-012 as shown on said Record of Survey, Document No. 536169, also being the Southwest corner of Parcel 4A as shown on the Record of Survey in Support of a Boundary Line Adjustment for Western Nevada Properties, Inc., et al filed for record on March 27, 1996 in said office of the Recorder, Douglas County, Nevada as Document No. 384165, a found 5/8" rebar, PLS 3579; the point of beginning; thence along the Northerly line of said A.P.N. 1320-30-702-012, also the Southerly line of said Parcel 4A and Parcel 2A as shown on said Record of Survey, Document No. 384165, South 63°24'00" East, 343.93 feet to a found 5/8" rebar, PLS 3579; thence along the Easterly line of said A.P.N. 1320-30-702-012, also the Westerly line of said Parcel 2A, South 26°35'00" West, 144.00 feet to a found 5/8" rebar, PLS 3579; thence along the Southerly line of said A.P.N. 1320-30-702-012, North 63°21'45" West, 265.83 feet to a found 3/4" iron pipe





with plug PLS 3519; thence along the Westerly line of said A.P.N. 1320-30-702-012, also the Easterly line of the parcel shown as A.P.N. 1320-30-702-001 on the Record of Survey for Laurence W. and Janus L. Johnson filed for record on October 13, 1999 in said office of Recorder, Douglas County, Nevada as Document No. 478635, North 01°56'00" West, 163.60 feet to the point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Lyon County, Nevada on March 18, 2002, in Book 302, Page 5992 as Document No. 537197 of Official Records.

PARCEL H:

That portion of the East 1/2 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northeasterly corner of Parcel 4 of that certain Parcel Map for Western Nevada Properties, Inc., et al, recorded in Book 886, Page 3445, as Document No. 139860 of the Official Records of Douglas County; thence South 26°35'00" West, 430.20 feet to the Southwesterly corner of Parcel 3 of said Parcel Map; thence South 63°25'00" East, 80.50 feet; thence South 26°35'00" West 364.69 feet; to a point on the Southwesterly line of said Parcel 4; thence Westerly along the Southwesterly line of said Parcel 4, North 63°25'00" West, 231.61 feet to the Southwesterly corner of said Parcel 4; thence Northerly along the Westerly line of said Parcel 4, North 1°56'00" West, 904.64 feet to the Northwesterly corner of said Parcel 4; thence Easterly along the Northerly line of said Parcel 4, South 63°25'00" East, 583.00 feet to the point of beginning.

Together with an exclusive roadway easement as granted to Western Nevada Properties, Inc., a Nevada Corporation, more particularly described as Exhibit 2 "80 Foot Easement" as set forth in Deed of Easement recorded July 9, 1986, in Book 786, of Official Records, at Page 691, Douglas County, as Document No. 137313 and re-recorded July 10, 1986, in Book 786, of Official Records, at Page 782, Douglas County, Nevada, as Document No. 137346. Said easement is further imposed in Deed of Public Easement,



recorded July 9, 1986, in Book 786, of Official Records, at Page 697, Douglas County, Nevada, as Document No. 137314.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada on April 26, 2000, in Book 400, Page 4750 as Document No. 490574 of Official Records.

PARCEL I:

Being a portion of Section 30, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel 3, as set forth on the certain Parcel Map for Western Nevada Properties, Inc., et al, filed for record in the office of the County Recorder of Douglas County, Nevada, on August 27, 1986, in Book 886, Page 3445, as Document No. 139860, Official Records of Douglas County, Nevada.

Together with an exclusive roadway easement as granted to Western Nevada Properties, Inc., a Nevada Corporation, more particularly described as Exhibit 2 "80 Foot Easement" as set forth in Deed of Easement recorded July 9, 1986, in Book 786, of Official Records, at Page 691, Douglas County, as Document No. 137313 and re-recorded July 10, 1986, in Book 786, of Official Records, at Page 782, Douglas County, Nevada, as Document No. 137346. Said easement is further imposed in Deed of Public Easement, recorded July 9, 1986, in Book 786, of Official Records, at Page 697, Douglas County, Nevada, as Document No. 137314.

PARCEL J:

All that certain real property situate within a portion of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., County of Douglas, State of Nevada described as follows:

A portion of Parcel 2A, as described in those certain Grant Deeds for the Purpose of Adjusting Boundaries, recorded June 25, 1996, in Book 696, at Page 4259, as Document No. 390733, and also as shown on that Record of



Survey in Support of a Boundary Line Adjustment Between Parcel 2 and Parcel 4 of Parcel Map for Western Nevada Properties, Inc., et.al., recorded March 27, 1996 as Document No. 384165, in the Official Records of Douglas County, Nevada, more particularly described as follows:

Beginning at the Northwest corner of Parcel 2A, as described in said Deeds, Document No. 390733 and also as shown on said Record of Survey, Document No. 384156; thence South 63°25'00" East, 443.99 feet to the beginning of a nontangent curve concave to the East, said point being a point on the Westerly right-of-way line of Lucerne Street; thence from a tangent bearing of South 26°35'00" West, 347.91 feet along the arc of said curve, having a radius of 486.76 feet and through a central angle of 40°57'05"; thence leaving said Westerly right-of-way line, South 70°23'23" West, 131.17 feet; thence South 26°35'00" West, 36.00 feet; thence North 63°25'00" West, 151.30 feet; thence South 26°35'00" West, 59.00 feet to the Northwest corner of a parcel of land described in that certain Deed, recorded December 28, 1954, in Book B-1, at Page 231 in the Official Records of Douglas County, Nevada; thence North 63°25'00" West, 208.70 feet; thence North 26°35'00" East, 144.00 feet; thence North 63°25'00" West, 112.32 feet; thence North 26°35'00" East, 364.69 feet to the point of beginning.

The Basis of Bearing of this description is North 63°25'00" West along the Northerly line of Parcel 2A, as described in those certain Grant Deeds for the Purpose of Adjusting Boundaries, recorded June 25, 1996, in Book 696, at Page 4259, as Document No. 390733, and also as shown on that Record of Survey in Support of a Boundary Line Adjustment Between Parcel 2 and Parcel 4 of Parcel Map for Western Nevada Properties, Inc., et.al., recorded March 27, 1996 as Document No. 384165, in the Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description was prepared by Laurie N. Weatherston, PLS# License No. 15225, if applicable, at R.O. Anderson Engineering, Inc., P.O. Box 2229, Minden, Nevada 89423.

TOGETHER WITH, the tenements, hereditaments and appurtenances (including all of the water rights if any, whether surface or underground, certified, adjudicated or decreed, together with all of means, methods, structure and devices for diversion to beneficial use of the



appurtenant water rights) thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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 its successors, and assigns forever.

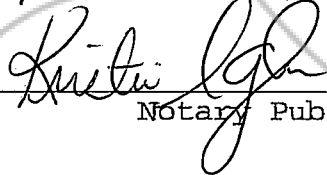
IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

WESTERN TITLE COMPANY, LLC, a Nevada limited liability company

By:   
JOY M TAGHIOF  
Its: FORECLOSURE OFFICER

STATE OF NEVADA )  
                          ) SS  
COUNTY OF WASHOE )

This instrument was acknowledged before me on 4-17, 2013, by Joy M Taghiof as FORECLOSURE OFFICER of/for WESTERN TITLE COMPANY, LLC.

  
Notary Public

  
KRISTIN S. GUILMARTIN  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 04-89810-2 - Expires May 24, 2016