

DOUGLAS COUNTY, NV

2018-912423

Rec:\$35.00

\$35.00

Pgs=4

04/04/2018 08:23 AM

TRICOM MANAGEMENT, INC.

KAREN ELLISON, RECORDER

APN: 1318-26-101-006

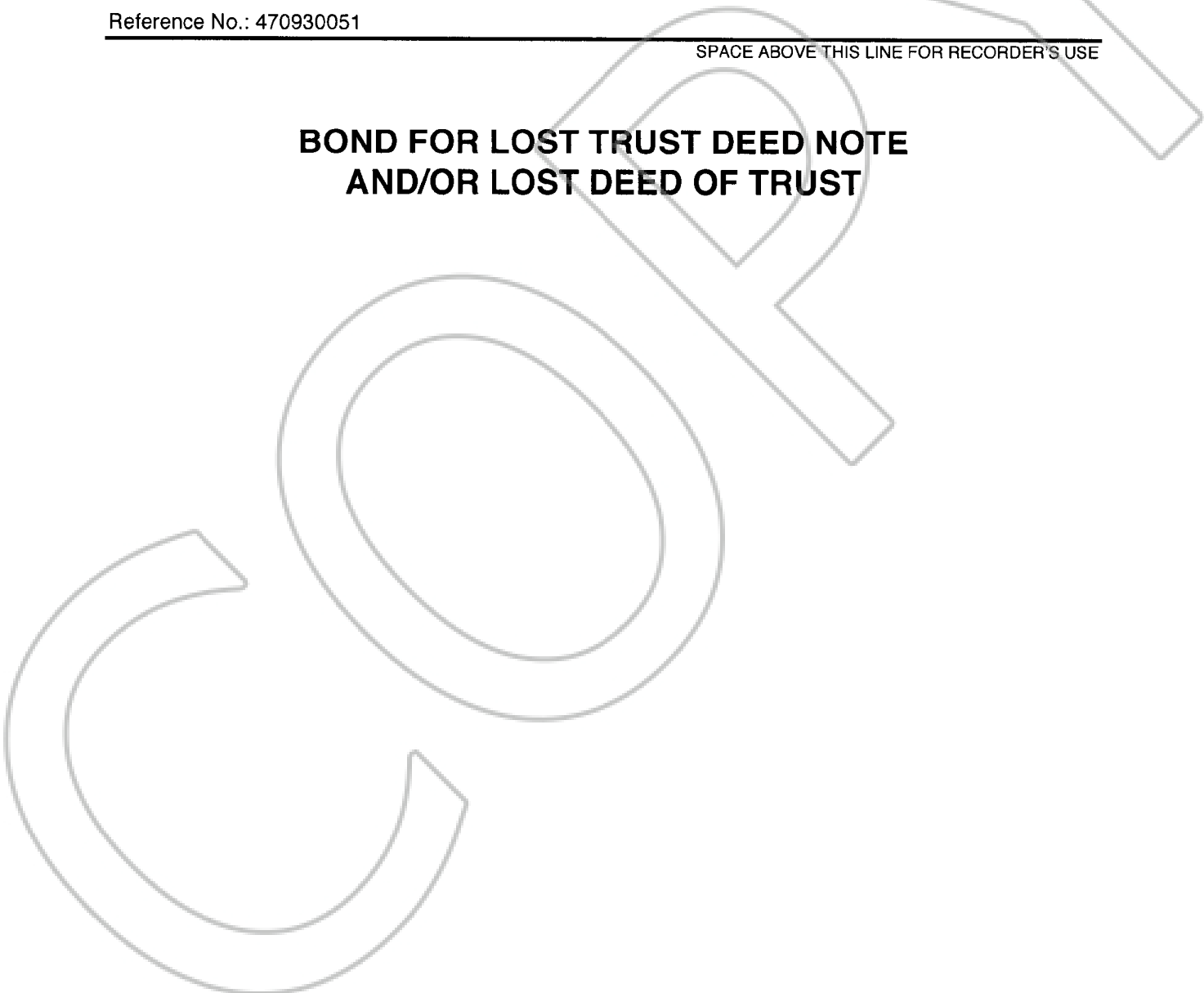
RECORDING REQUESTED BY:
Kingsbury Crossing Owners Assn.

WHEN RECORDED MAIL TO:
Kingsbury Crossing Owners Assn.
4025 E. La Palma Ave., Suite 101
Anaheim, CA 92807

Reference No.: 470930051

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BOND FOR LOST TRUST DEED NOTE
AND/OR LOST DEED OF TRUST**



INTERNATIONAL FIDELITY INSURANCE COMPANY
2999 Oak Rd., Suite 820
Walnut Creek, CA 94597

Bond No. 0735506
Premium: \$320.00

BOND FOR LOST TRUST DEED NOTE AND/OR LOST DEED OF TRUST

KNOW ALL MEN BY THESE PRESENTS:

That Christine L. Blum (hereinafter referred to as Principal),
as Principal, residing at 1303 Suncrest Drive, Cincinnati, Ohio 45208,
and INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the
State of New Jersey and duly authorized to transact the business of indemnity or suretyship in the State of Nevada as
Surety, are held and firmly bound unto Douglas County Title Co., Inc. and/or First American Title,
hereinafter referred to as either Trustee or Obligee in the penal sum of Thirteen Thousand, Four Hundred and Eighty-Seven
DOLLARS (\$ 13,487.00), lawful money of the United States of America, for the payment of which, well and truly to be
made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, firmly by
these presents.

THE CONDITION of the above obligation is such that

WHEREAS, on August 19, 1985, Christine L. Blum executed
certain promissory note in the principal sum of Eight Thousand, Nine Hundred and ninety-One and no/100
DOLLARS (\$ 8,991.00) payable to the order of The Bank of California, N.A. with
interest as in said note provided, the payment of said note being secured by Deed of Trust of even date therewith, executed
by said Christine L. Blum to Douglas County
Title Co., Inc. as Trustee upon certain real property therein described, said Deed of Trust
having been filed on August 19, 1985 and recorded in Book 885, Page 1963, Inst # 121779 of
Official Records, County of Douglas State of Nevada to which record, reference is hereby
made; and

WHEREAS, said Principal has delivered or caused to be delivered to said Trustee and Obligee a request that it as
such Trustee, and pursuant to the provisions of said Deed of Trust, has been fully paid; and

WHEREAS, said Trustee has refused to reconvey said property for the reason that Promissory Note and/or Deed
of Trust have not been surrendered to said Trustee in accordance with the provision of said deed ; and

WHEREAS, said Principal represents that said Note and/or Deed of Trust and any other evidence of indebtedness
secured by said Deed of Trust have been lost, destroyed, mislaid, or stolen, and therefore cannot, in accordance with the
requirements of said Deed, be surrendered to said Trustee, and further represents that same have not been endorsed,
assigned, transferred, pledged, or hypothecated, but the Principal remains the legal and rightful owner of the indebtedness
and obligations secured by said Deed of Trust.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE, that if the Principal, the heirs legal
representatives, successors or assigns, or any of them, shall in case the said mislaid, lost, stolen, or destroyed Security be

found or come into the hands or under the control of Principal, deliver or cause same to be delivered unto the Obligee for retention and cancellation, and shall also at all times defend, indemnify and save harmless the Obligee, from and against any and all claims, actions and suits, whether groundless or otherwise, and from and against any and all liabilities losses, damages, costs, charges, counsel fees and other expenses of every nature and character arising out of or in any way connected with the misplacement, loss theft or destruction of the Security, or the issuance by Obligee of a Full Reconveyance without neglect on the part of the Obligee, or its officers, agents or employees and/or omission or failure to inquire into, contest or litigate, the right of any person to receive any payment, credit, assignment, transfer, reimbursement, registration, exchange or delivery in respect of said Security, and/or caused by, based upon or arising out of any other matter or thing whatsoever, then this obligation shall be void; otherwise it shall remain in full force and effect.

This indemnity shall be unlimited as to time and shall bind Principal and Surety, their respective heirs, legal representatives, successors or assigns and inure to the benefit of the Obligee, its successors and assigns.

WITNESS our hands and seal this 13th day of February 2018

Christine L. Blum
(Principal)

Christine L. Blum 3/1/18
(Principal)

INTERNATIONAL FIDELITY INSURANCE COMPANY

BY: Jennifer Wayne / Attorney-in-fact

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Ohio
COUNTY OF Hamilton
On 3/1/18

before me, Allison Grasha a Notary Public,

personally appeared Christine Blum who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Ohio that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature Allison R. Grasha
Signature of Notary Public



ALLISON R. GRASHA
NOTARY PUBLIC, STATE OF OHIO
Hamilton County
My Comm. Expires Aug. 24, 2019

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

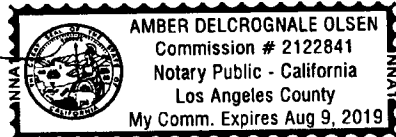
STATE OF California
COUNTY OF Los Angeles
On 2/13/18

before me, Amber DelCrognae Olsen a Notary Public

personally appeared Jennifer Wayne who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature [Signature]
Signature of Notary Public



AMBER DELCROGNAE OLSEN
Commission # 2122841
Notary Public - California
Los Angeles County
My Comm. Expires Aug 9, 2019

POWER OF ATTORNEY
INTERNATIONAL FIDELITY INSURANCE COMPANY
ALLEGHENY CASUALTY COMPANY

Bond # 0735506

One Newark Center, 20th Floor, Newark, New Jersey 07102-5207 PHONE: (973) 624-7200

KNOW ALL MEN BY THESE PRESENTS: That **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and **ALLEGHENY CASUALTY COMPANY** a corporation organized and existing under the laws of the State of New Jersey, having their principal office in the City of Newark, New Jersey, do hereby constitute and appoint

JUSTIN BUENAVENTURA, JEFFREY R. DAVIS, WILL MINGRAM, JENNIFER WAYNE.

Los Angeles, CA.

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of **ALLEGHENY CASUALTY COMPANY** at a meeting duly held on the 10th day of July, 2015

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** have each executed and attested these presents on this 31st day of December, 2016



STATE OF NEW JERSEY
County of Essex

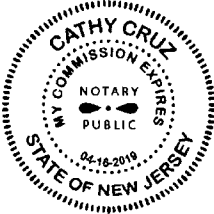
George R. James

Executive Vice President (International Fidelity Insurance Company) and
Vice President (Allegheny Casualty Company)



On this 31st day of December, 2016, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and of **ALLEGHENY CASUALTY COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.



Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2019

CERTIFICATION

I, the undersigned officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, February 13, 2018

A01230/Bond Services Of California Insurance Agency And Brokerage, LLC.

Maria H. Branco, Assistant Secretary