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BENEWAH COUNTY

J. MICHELE REYNOLDS, CLERK
Lynn Layman, Dep \$13.00
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TRUSTEE'S DEED

Pursuant to I.C. 45-1509, First American Title Company, Inc., (herein called Trustee) as Trustee under that certain Deed of Trust hereinafter particularly described, does hereby Bargain, Sell and Convey, without warranty, to **H. Dean Shick and Claudia A. Shick**, (herein called Grantee) PO Box 64, Santa, Idaho 83866 all of the real property situate in the County of Benewah, State of Idaho, described as follows:

TCC-79, further described as:

The South Half of the North Half of the Southeast Quarter of the Southwest Quarter (S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$) AND The South Half of the North Half of the Southwest Quarter of the Southeast Quarter (S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$), Section 11, Township 44 North, Range 1 West, Boise Meridian, Benewah County, Idaho, lying west of the centerline of Pokey Creek.

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust between, Scott McLeod and Isabel Waite, husband and wife, as Grantor(s), First American Title Company, Inc., Trustee, and H. Dean Shick and Claudia A. Shick, as Beneficiary, which was executed on September 13, 2002 and was recorded on September 19, 2002, as Benewah County Recorder's Instrument No. 227705, and after the fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance as follows:

(a) Default occurred in the obligations for which such Deed of Trust was given as security and the Beneficiary made demand upon the said Trustee to sell said property pursuant to the terms of said Deed of Trust. Notice of Default was recorded on September 16, 2010 as Benewah County Recorder's Instrument No. 258159, and in the Office of the Recorder of each other county which the property described in said Deed of Trust, or any part thereof, is situated, the nature of such default being as set forth in said Notice of Default. Such default still existed at the time of sale.

(b) After recordation of said Notice of Default, Trustee gave notice of the time and place of sale of said property by registered or certified mail, by personal service upon the occupants of said real property, by posting in a conspicuous place on said premises, and by publishing in a newspaper of general circulation in each of the counties in which the property is situated as more fully appears in the affidavits recorded at least twenty (20) days prior to the date of sale as Benewah County Recorder's Instrument No. 258921.

(c) The provisions, recitals and contents of the Notice of Default referred to in paragraph (a) supra and of the Affidavits referred in paragraph (b) supra shall be and they are hereby incorporated herein for all purposes as though set forth herein at length.

(d) All requirements of law regarding the mailing, personal service, posting, publication, and recording of Notice of Default and Notice of Sale and of all other notices have been complied with.

(e) Not less than 120 days elapsed between the giving of the Notice of Sale by registered or certified mail and the sale of said property.

(f) Trustee, at the time and place of sale fixed said notice, at public auction, in one parcel, struck off to Grantee, **H. Dean Shick and Claudia A. Shick**, being the highest bidder therefore, the property herein described for the sum of **\$36,496.78**, subject to, however, all prior liens and encumbrances. No person or corporation offered to take any part of said property less than the whole thereof for the amount of principal, interest, advances and costs.

IN WITNESS WHEREOF, the Trustee, pursuant to a resolution of its Board of Directors, has caused its corporate name to be hereunto subscribed by its Assistant Secretary, on this Tenth day of February, 2011.

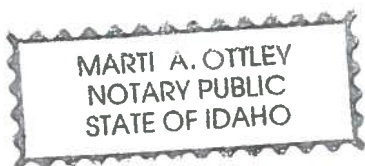
FIRST AMERICAN TITLE COMPANY, INC.

By:

Dalia Martinez
Dalia Martinez, Assistant Secretary

STATE OF Idaho)
SS.
COUNTY OF Bingham)

On this February 10, 2011, before me, a Notary Public in and for said State, personally appeared Dalia Martinez, known or identified to me, to be the Assistant Secretary of First American Title Company, Inc., who is named as the Trustee in the above described Deed of Trust and executed the instrument on behalf of said Trustee, and acknowledged to me that said Trustee executed the same.



Marti A. Ottley
Notary Public of Idaho
Residing at: Blackfoot, Idaho
Commission Expires: 8/15/2012

SHICK PIN RP005500110790A

