

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT: \$5.85

Recorded By: AE

Book- 233 Page- 0141

A.P.N.: 002-073-04
File No: 152-2327059 (MJ)
R.P.T.T.: \$5.85 C



0129202

When Recorded Mail To: Mail Tax Statements To:
Panaca Homes, LLC
P. O. Box 844
Panaca, NV 89042

DEED IN LIEU OF FORECLOSURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James Lee Collins, an unmarried man

do(es) hereby *GRANT, BARGAIN and SELL* to

Panaca Homes, LLC, a Nevada Limited Liability Company

the real property situate in the County of Lincoln, State of Nevada, described as follows:

LOT ONE HUNDRED TWENTY EIGHT (128) IN SUN GOLD MANOR ADDITION TO THE TOWN OF PANACA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK A, OF PLATS, PAGE 101 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, STATE OF NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. *Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements* now of record.

This deed is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by James Lee Collins, Trustor, to First American Title Company of Nevada, a Nevada corporation, as Trustee, to Panaca Homes, LLC, a Nevada Limited Liability Company, Beneficiary, recorded in Book 218, Page 296, Instrument No. 126730, of Official Records of Lincoln County, State of Nevada.

ESTOPPEL AFFIDAVIT

STATE OF NEVADA)
) ss
COUNTY OF LINCOLN)

JAMES LEE COLLINS, an unmarried man, being first duly sworn, for her/himself, deposes and says: That he/she is the identical party who made, executed and delivered that certain deed to PANACA HOMES, LLC, a Nevada Limited Liability Company, conveying the following described property, to-wit:

LOT ONE HUNDRED TWENTY-EIGHT (128) IN SUN GOLD MANOR ADDITION TO THE TOWN OF PANACA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK A OF PLATS, PAGE 101, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, STATE OF NEVADA.

That affiant is now an unmarried man,

That the aforesaid deed is intended to be and is an absolute conveyance of the title to said premises to the grantee(s) named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of the affiant as grantor in said deed to convey, and by said deed this affiant did convey to the grantees therein all his/her right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to the grantee(s);

That in the execution and delivery of said deed affiant was not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

That the consideration for said deed was and is payment to affiant of the sum of \$34,415.72 by grantee(s), and the full cancellation of all debts obligations, costs, and charges secured by that certain deed of trust heretofore existing on said property executed by James Lee Collins, an unmarried man, Trustor, and First American Title Company, a Nevada corporation, as Trustee, for Panaca Homes, LLC, a Nevada Limited Liability Company, as beneficiary(ies), dated April 24, 2006, and recorded on June 26, 2006, in Book 218, Pg 296, as Instrument No. 126730, of Official Records of Lincoln County, Nevada, and the Reconveyance of said property under said deed of trust; that at the time of making said deed affiant believed and now believes that the aforesaid consideration therefore represents the fair value of the property so deeded;



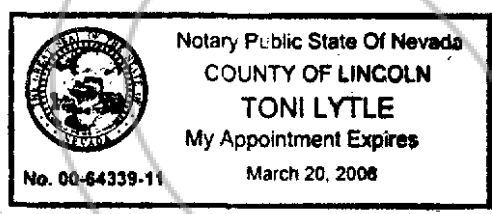
This affidavit is made for the protection and benefit of the grantees in said deed, their successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described, and particularly for the benefit of First American Title Insurance Company, a California corporation, which is about to insure the title to said property in reliance thereon, and any other title company which may hereafter insure the title to the property;

That affiant will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the true of the particular facts hereinabove set forth.

James Lee Collins
James Lee Collins

SUBSCRIBED AND SWORN to be fore me
This 3 day of July, 2007.

Toni Lytle
Notary Public in and for the County of Sevier, State of Tennessee



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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 - a) 002-073-04
 - b) _____
 - c) _____
 - d) _____

2. Type of Property
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg.
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other Mobile Home & Land

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$34,413.72
- Deed in Lieu of Foreclosure Only (value of property) (\$32,913.72)
- Transfer Tax Value: \$34,413.72 ^{1500.00}
- Real Property Transfer Tax Due: ~~\$6.85~~ \$ 5.85

4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption, per 375.090, Section: _____
 - b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Alison Lona
Signature: James Lee Collins

Capacity: agent for Buyer
Capacity: Seller

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James Lee Collins
Address: P.O. Box 1041
City: Caliente
State: NV Zip: 89008

Print Name: Panaca Homes
Address: P. O. Box 844
City: Panaca
State: NV Zip: 89042

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company
Address: 768 Aultman Street
City: Ely

File Number: 152-2327059 MJ/MJ
State: NV Zip: 89301

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)