

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$44.00

Page 1 of 6

RPTT:

Recorded By: AE

Book- 252 Page- 0691

APN# 001-095-24 and 001-095-25

Recording Requested by:

Name: First American Title Insurance
Company National Commercial
Services

Address: 2490 Paseo Verde Parkway, #100

City/State/Zip: Henderson, NV 89074

Order Number: NCS-423126-HHLV



0134995

Deed in Lieu of Foreclosure
(Title of Document)

(for Recorder's use only)

Recorder Affirmation Statement

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law:

_____ (State specific law)

Michele D. Seibold Escrow Officer
Signature Title

Signature

Title

Michele Seibold

Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

(Additional recording fee applies)



RECORDING REQUESTED BY
First American Title Insurance Company
National Commercial Services
AND WHEN RECORDED MAIL TO:
Greg F. Johnson and Carletta J. Johnson
P.O. Box 479
Pioche, NV 89043

Space Above This Line for Recorder's Use Only

A.P.N.: 001-095-24 and 001-095-25

File No.: NCS-423126-HHLV

DEED IN LIEU OF FORECLOSURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Paul Coroneos, a married man as his sole and separate property**

hereby GRANTS to **Greg F. Johnson and Carletta J. Johnson, husband and wife as joint tenants**

the real property in the City of **Pioche**, County of **Lincoln**, State of **Nevada**, described as:

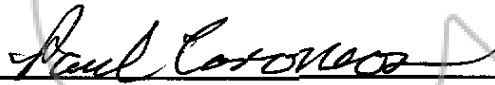
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT B

This Deed is an absolute conveyance, the grantor(s) have sold said real property to the grantee(s) for a fair and adequate consideration, such consideration in addition to that above recited, being full satisfaction of all obligations secured by that certain Deed of Trust executed by **Paul Coroneos, a married man as his sole and separate property**, as Trustor(s), to **First American Title Company of Nevada, a Nevada corporation**, as Trustee, for **Greg F. Johnson and Carletta J. Johnson, husband and wife as joint tenants**, as Beneficiary, dated **December 7, 2006** and recorded **January 2, 2007** as Instrument no. **0128138** of Official Records of **Lincoln County, Nevada**.

Grantor(s) declare(s) that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this Deed and the attached Estoppel Affidavit, between the parties with respect to said real property.

SEE THE ESTOPPEL AFFIDAVIT ATTACHED HERETO AS EXHIBIT A

Date: 12-16-09



Paul Coroneos

Mail Tax Statements To: **SAME AS ABOVE**



A.P.N.: 001-095-24 and
001-095-25

File No.: NCS-423126-
HHLV (mf)

STATE OF Nevada)SS
COUNTY OF Clark)

On Dec. 16, 2009, before me, Tera Barcelon, Notary
Public, personally appeared Paul Coroneos

, 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 the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

My Commission Expires: Aug 15 2011

Notary Name: Tera Barcelon
Notary Registration Number: 04-86367-1



Tera Barcelon
04-86367-1
Exp. 8-15-2011
This area for official notarial seal

Notary Phone: 702-736-0552
County of Principal Place of Business: Clark





A.P.N.: 001-095-24 and
001-095-25

File No.: NCS-423126-
HHLV (mf)

EXHIBIT A TO DEED IN LIEU OF FORECLOSURE

ESTOPPEL AFFIDAVIT

State of Nevada)
) ss.
County of Clark)

Date: 12-16-09

Paul Coroneos, being first duly sworn, each for himself and/or herself, depose and says: That he/she/they are identical parties who made, executed and delivered that certain Deed in Lieu of Foreclosure to **Greg F. Johnson and Carletta J. Johnson** dated **December 15, 2009** ("Deed"), conveying the following described real property in the City of **Pioche**, County of **Lincoln**, State of **Nevada**, to-wit (the "Property"):

AS DESCRIBED IN EXHIBIT B ATTACHED HERETO.

The affiant now is, and at all times herein mentioned was **an individual**;

That the Deed is intended to be and is an absolute conveyance of the title of the Property 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 affiant(s), as grantor(s) in the Deed to convey, and by the Deed affiant(s) did convey, to the grantee(s) named therein all his/her/their right, title and interest absolutely in and to the Property; that possession of Property has been surrendered to the grantee(s);

That, in the execution and delivery of the Deed, affiant(s) were 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 the Deed was and is payment to affiant(s) of the sum of **\$0.00** ("Consideration"), by grantee(s), and the full cancellation of all debts, obligations, costs, and charges secured by that certain Deed of Trust heretofore existing on the Property executed by **Paul Coroneos, a married man as his sole and separate property**, as Trustor(s), to **First American Title Company of Nevada, a Nevada corporation**, as Trustee, for **Greg F. Johnson and Carletta J. Johnson, husband and wife as joint tenants**, as Beneficiary, dated **December 7, 2006** and recorded **January 2, 2007** as Instrument No. **0128138** of Official Records of **Lincoln County, Nevada** ("Deed of Trust"), and the reconveyance of the Property under the Deed of Trust; that at the time of making the Deed, affiant(s) believed and now believe that the Consideration represents the fair value of the Property so deeded;

This Affidavit is made for the protection and benefit of the grantee(s) in the Deed, his/her/their successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the Property, and particularly for the benefit of **First American Title Insurance Company National Commercial Services**, which is about to insure the title to the Property in reliance thereon, and any other title company which may hereafter insure the title to the Property;



0134995

Book 252
Page 695

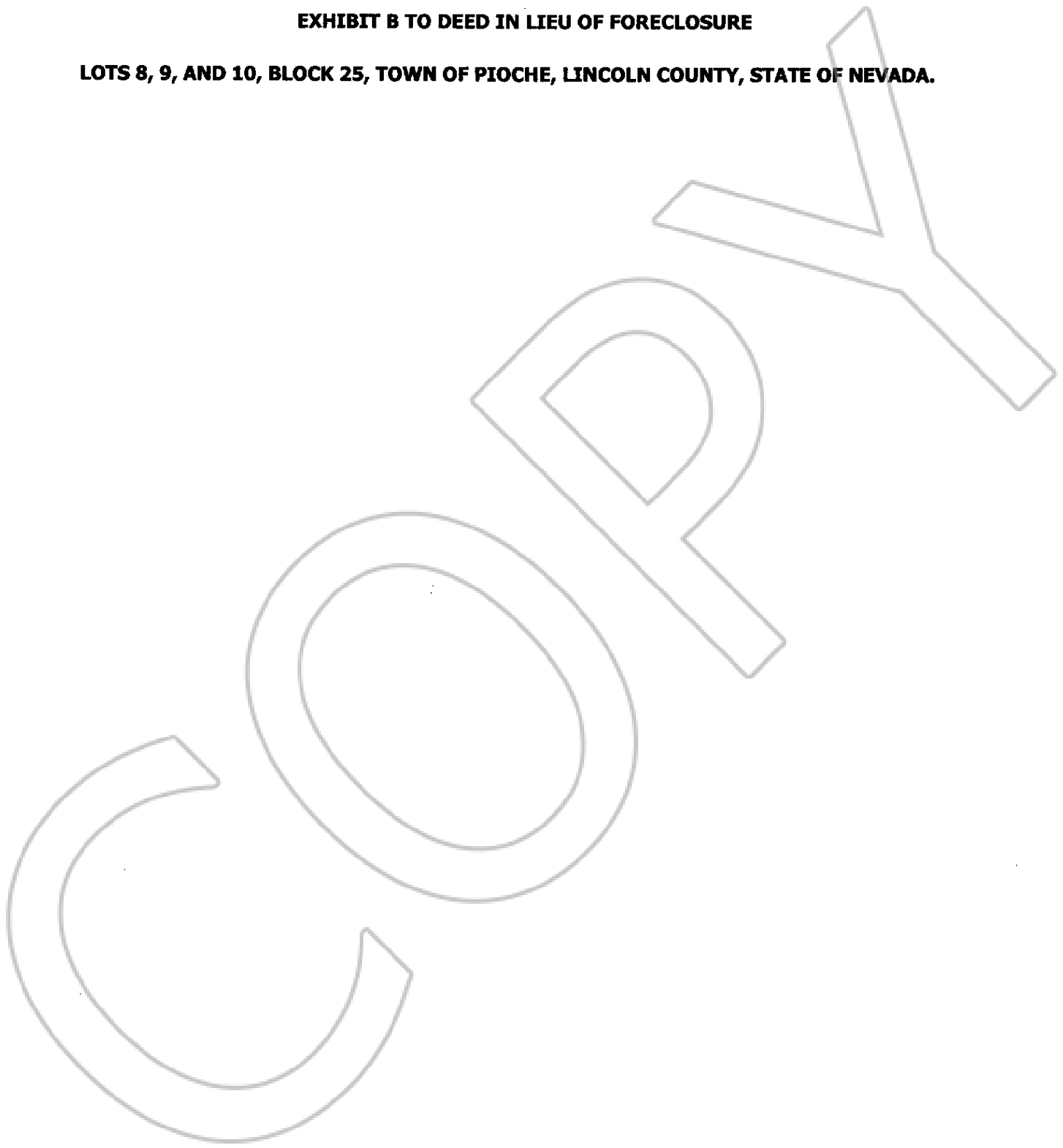
12/21/2009
Page 5 of 6

A.P.N.:

File No.: **NCS-423126-
HHLV (mf)**

EXHIBIT B TO DEED IN LIEU OF FORECLOSURE

LOTS 8, 9, AND 10, BLOCK 25, TOWN OF PIOCHE, LINCOLN COUNTY, STATE OF NEVADA.





0134995

Book 252
Page 896

12/21/2009
Page: 5 of 5

File No.: NCS-423126-
HHLV (mf)

**EXHIBIT A TO DEED IN LIEU OF FORECLOSURE
ESTOPPEL AFFIDAVIT - continued**

That affiant(s), and each of them, 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 truth of the particular facts set forth herein.

Paul Coroneos
Paul Coroneos

State of Nevada
County of Clark

Subscribed and sworn to (or affirmed) before me on this 14 day of Dec, 2009, by Paul Coroneos, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Paul Coroneos (Seal)
Jr



Tera Barcelou
04-86367-1
Exp 8-15-2011

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$44.00
Recorded By: AE RPTT:
Book- 252 Page- 0691

1. Assessor Parcel Number(s)

- a) 001-095-24
- b) 001-095-25
- 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 _____

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

- 3. a) Total Value/Sales Price of Property: \$40,650.00
- b) Deed in Lieu of Foreclosure Only (value of (\$45,650.00))
- c) Transfer Tax Value: \$-5,000.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: Deed in Lieu for Document 0128138 Recorded 1/2/2007

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: M. Subord

Capacity: Agent for Grantee

Signature: Paul Coroneos

Capacity: Agent for Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Paul Coroneos

Print Name: Greg F. Johnson and Carletta J. Johnson

Address: 4400 Jefferson Blvd.

Address: P.O. Box 479

City: Henderson

City: Pioche

State: NV Zip: 89011

State: NV Zip: 89043

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

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: NCS-423126-HHLV mf/mf

Address: 2490 Paseo Verde Parkway, #100

City: Henderson

State: NV Zip: 89074

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