

A.P.N.: 013.042.41

RECORDING REQUESTED BY
First American Title Insurance Company
File No.: 2406860
A.P.N.: 013-042-41

WHEN RECORDED MAIL (AND TAX STATEMENTS) TO:

NEVADA STATE BANK AND TRUST
976 IDAHO STREET
ELKO, NV 89801



0138597

DEED IN LIEU OF FORECLOSURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DAVID B. CARLSON AND SEPTEMBER B. CARLSON HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP hereby GRANTS to **NEVADA STATE BANK AND TRUST** the real property in the City of CALIENTE County of LINCOLN COUNTY State of NEVADA described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT B

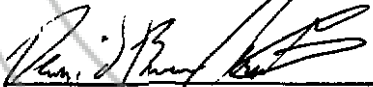
This Deed is an absolute conveyance, the grantor(s) have sold said real property to the grantee(s) for a fair and adequate consideration, such consideration in addition to that above recited, being full satisfaction of all obligations secured by that certain Deed of Trust executed by DAVID B. CARLSON AND SEPTEMBER B. CARLSON: as Trustor(s), to **FIRST AMERICAN TITLE COMPANY OF NEVADA** as Trustee, for **NEVADA STATE BANK AND TRUST** as Beneficiary, dated JANUARY 18, 2007 and recorded JANUARY 24, 2007 as Instrument no. 128267 BOOK 228 of Official Records of LINCOLN County, NEVADA.

"SEE EXHIBIT "A" LEGAL DESCRIPTION, ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF, FOR LEGAL DESCRIPTION.">>


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 EXHIBIT "A" ESTOPPEL AFFIDAVIT, ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF, FOR LEGAL DESCRIPTION.

Executed this 22 day of JUNE, 20 11.



DAVID B. CARLSON



SEPTEMBER B. CARLSON



0138597

Book 264
Page 620

05/27/2011
Page 2 of 6

A.P.N.: 013.042.41

File No.: 2406860

File No.: 2406860

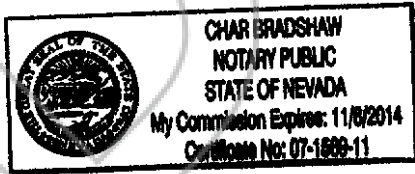
A.P.N.: 013-042-41

DEED IN LIEU OF FORECLOSURE

State of Nevada
County of Lincoln

Subscribed and sworn to (or affirmed) before me on this 21st day of June, 2011, by Sydney Carter and David Bradshaw, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Char Bradshaw (Seal)



Char Bradshaw
Exp. 11-8-2014



0138597

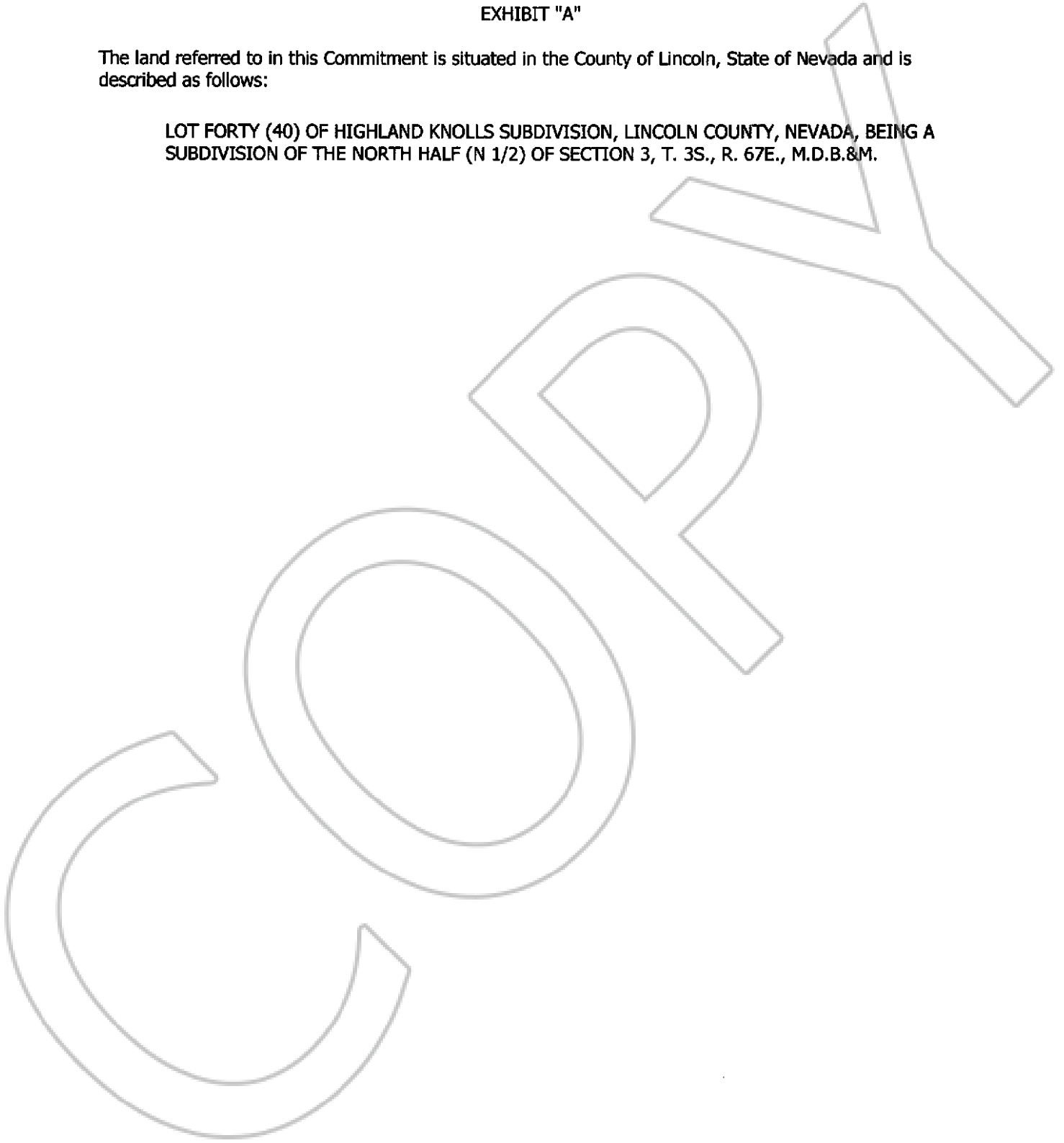
Book 264
Page 821

06/27/2011
Page 3 of 6

EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Lincoln, State of Nevada and is described as follows:

LOT FORTY (40) OF HIGHLAND KNOLLS SUBDIVISION, LINCOLN COUNTY, NEVADA, BEING A SUBDIVISION OF THE NORTH HALF (N 1/2) OF SECTION 3, T. 3S., R. 67E., M.D.B.&M.





ESTOPPEL AFFIDAVIT
(By Individual giving Deed-in-Lieu of Foreclosure)

STATE OF NEVADA)
) SS.
COUNTY OF LINCOLN)

DAVID B. CARLSON AND SEPTEMBER B. CARLSON, being first duly sworn, each for himself and herself, deposes and says:

That they are the identical parties who made, executed, and delivered that certain deed to NEVADA BANK AND TRUST dated the 18 day of JANUARY, 2007 conveying the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION

That the aforesaid deed is intended to be and is an absolute conveyance of the title to said premises to the grantee 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 said deed to convey, and by said deed these affiant(s) did convey to the grantee therein all its rights, title and interest absolutely in and to said premises; that possession of said premises has been surrendered to the grantee;

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

That the consideration for said deed was and is payment to affiant(s) of the sum of TWO HUNDRED AND TEWNTY THOUSAND (\$220,000.00) by Grantee, in the form of full cancellation of all debts, obligations, costs and charges secured by that certain Deed of Trust heretofore existing on said property executed by DAVID B. CARLSON AND SEPTEMBER B. CARLSON, Trustor to FIRST AMERICAN TITLE COMPANY OF NEVADA, as Trustee, for NEVADA BANK AND TRUST as Beneficiary, dated the dated the 18 day of JANUARY , 2007 and recorded in Book 228_ of Official Records, Document No. 128267, Clark LINCOLN, Nevada, and the reconveyance of said property under said Deed of Trust; that at the time of making said deed affiants believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded;



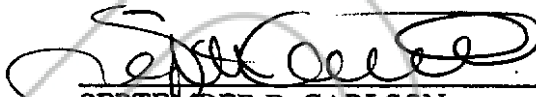
This affidavit is made for the protection and benefit of the grantee in said deed, his successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described, and particularly for the benefit of First American Title Company which is about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

That affiant(s) will testify, declare, depose or certify under penalty of perjury 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 hereinabove set forth.

Dated 6-22-11




DAVID B. CARLSON




SEPTEMBER B. CARLSON

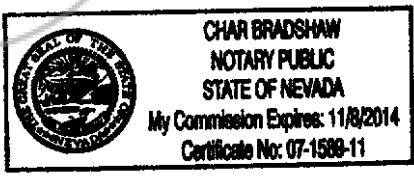
STATE OF Nevada
COUNTY OF Washoe

On June 21, 2011, before me 
a Notary Public in and for said County and State, personally appeared September B. Carlson & David B. Carlson
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me all 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.



Notary Public



Char Bradshaw
Exp 11-8-2014



0138597

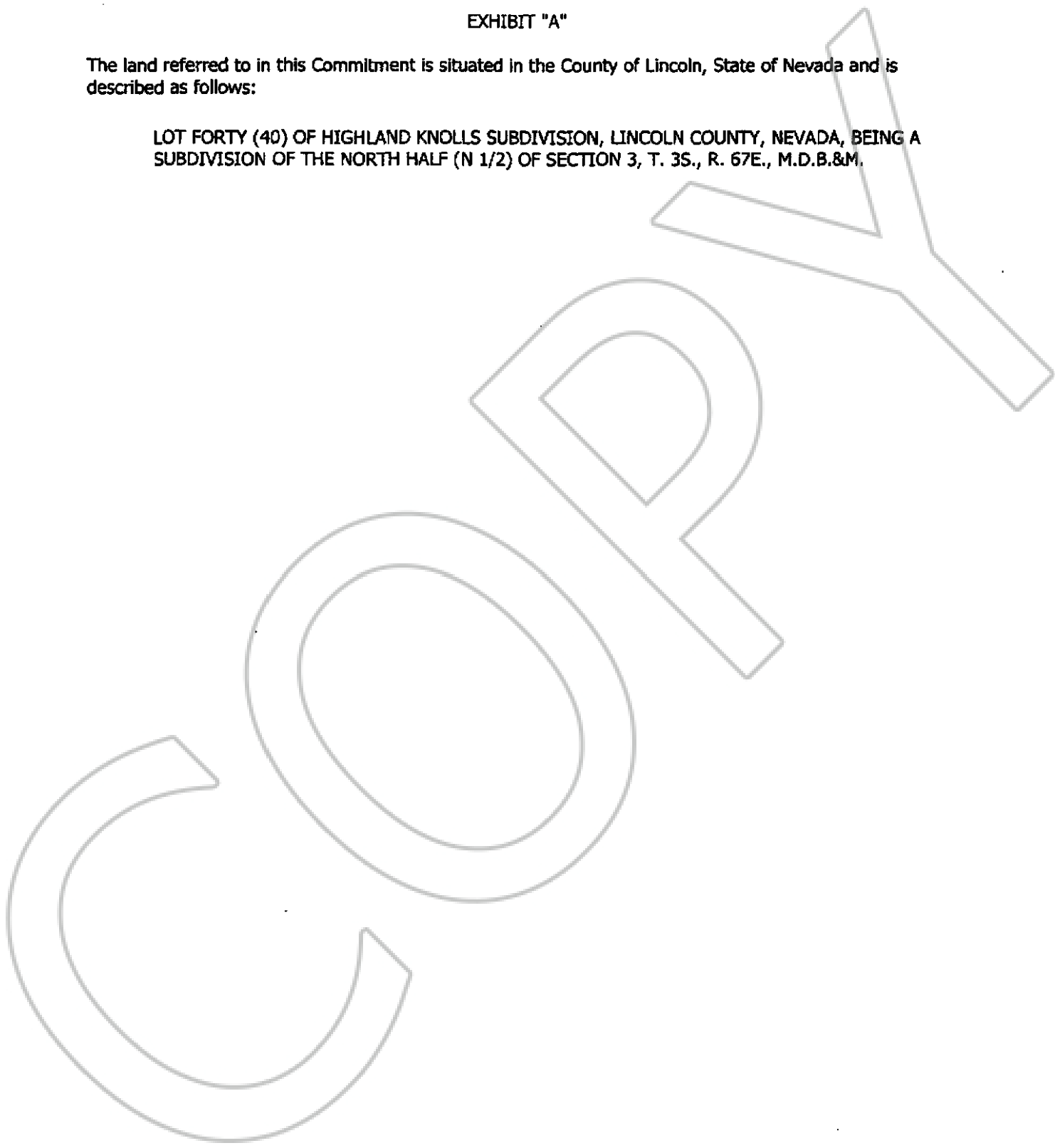
Book 264
Page 624

06/27/2011
Page 6 of 6

EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Lincoln, State of Nevada and is described as follows:

LOT FORTY (40) OF HIGHLAND KNOLLS SUBDIVISION, LINCOLN COUNTY, NEVADA, BEING A SUBDIVISION OF THE NORTH HALF (N 1/2) OF SECTION 3, T. 3S., R. 67E., M.D.B.&M.



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- 264 Page- 0619

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 013-042-41
- 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'/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:

\$220,000.00

b) Deed in Lieu of Foreclosure Only (value of

(\$220,000.00)

c) Transfer Tax Value:

~~\$220,000.00~~ - 0.00

d) Real Property Transfer Tax Due

~~\$858.00~~ 0.00

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: 100 %

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: [Signature]

Capacity: Seller

Signature: [Signature]

Capacity: Seller

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

David B. Carlson and September

NEVADA BANK AND

Print Name: B. Carlson

Print Name: TRUST

Address: PO Box 655

Address: 013-042-41

City: Caliente

City: Caliente

State: NV Zip: 89008

State: NV Zip: 89008

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

First American Title Insurance

Print Name: Company

File Number: 106-2406860 CC/CC

Address 2490 Paseo Verde Parkway, Suite 100

City: Henderson

State: NV Zip: 89074

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