

Official Record

Recording requested By
BROOKS BAUER LLP

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$43.00 Page 1 of 5
RPTT: Recorded By: AE
Book- 268 Page- 0004

APN 001-260-18

APN _____

APN _____



Title of Document

DEED IN LIEU OF FORECLOSURE AND ESTOPPEL AFFIDAVIT
Affirmation Statement

X 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. 9Per NRS 239B.030)

____ 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)

Jeffrey J. Todd
Signature Title

BROOK BAUER, LLP
Jeffrey J. Todd, Associate Attorney
1645 Village Center Ctr, #200
LAS Vegas, NV 89134

Signature

10/28/2011
Date

Grantees address and mail tax statement:

VANDERBILT MORTGAGE
500 ALCOA TRAIL
MARYVILLE, TN 37804



0139869

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**RECORDING REQUESTED &
Mail Document and Tax Statement to:**
 c/o Michael R. Brooks
 Brooks Bauer LLP
 1645 Village Center Circle, Suite 200
 Las Vegas, NV 89134
 Vanderbilt Mortgage & Finance, Inc.
 500 Alcola Trail, Maryville, TN 37804
APN: 001-260-18

GRANT DEED IN LIEU OF FORECLOSURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Tracy A. Reynolds and Tracy L. Reynolds ("Grantors" or "Trustors") do hereby GRANT and CONVEY to Vanderbilt Mortgage and Finance, Inc., as Beneficiary ("Grantee") the following described real property in the County of Lincoln, State of Nevada:

A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SOUTHWEST QUARTER (SE ¼) OF SECTION ELEVEN (11), TOWNSHIP ONE NORTH (1N), RANGE SIXTY-SEVEN EAST (67E), MOUNT DIABLO BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL TWO (2) AS SHOWN ON THAT PARCEL MAP FOR J. AND S. PROPERTIES, L.L.C. RECORDED MAY 24, 2006 IN PLAT BOOK "C", PAGE 211, AS FILE NO. 126568, AND AMENDED BY PARCEL MAP RECORDED JULY 19, 2007 IN PLAT BOOK "C", PAGE 342, AS FILE NO. 129528, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

This deed is an absolute conveyance, the Grantors 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 obligation secured by the Deed of Trust executed by Tracy A. Reynolds and Tracy L. Reynolds, husband and wife as joint tenants, and Beneficiary, recorded April 1, 2008, as Instrument Number 0131225, of official records of said county. Grantors declare that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this Deed, between Grantors and Grantee with respect to said land.

Dated: 10-27-11

Tracy L. Reynolds
 Tracy L. Reynolds

Dated: 10/27/11

Tracy A. Reynolds
 Tracy A. Reynolds



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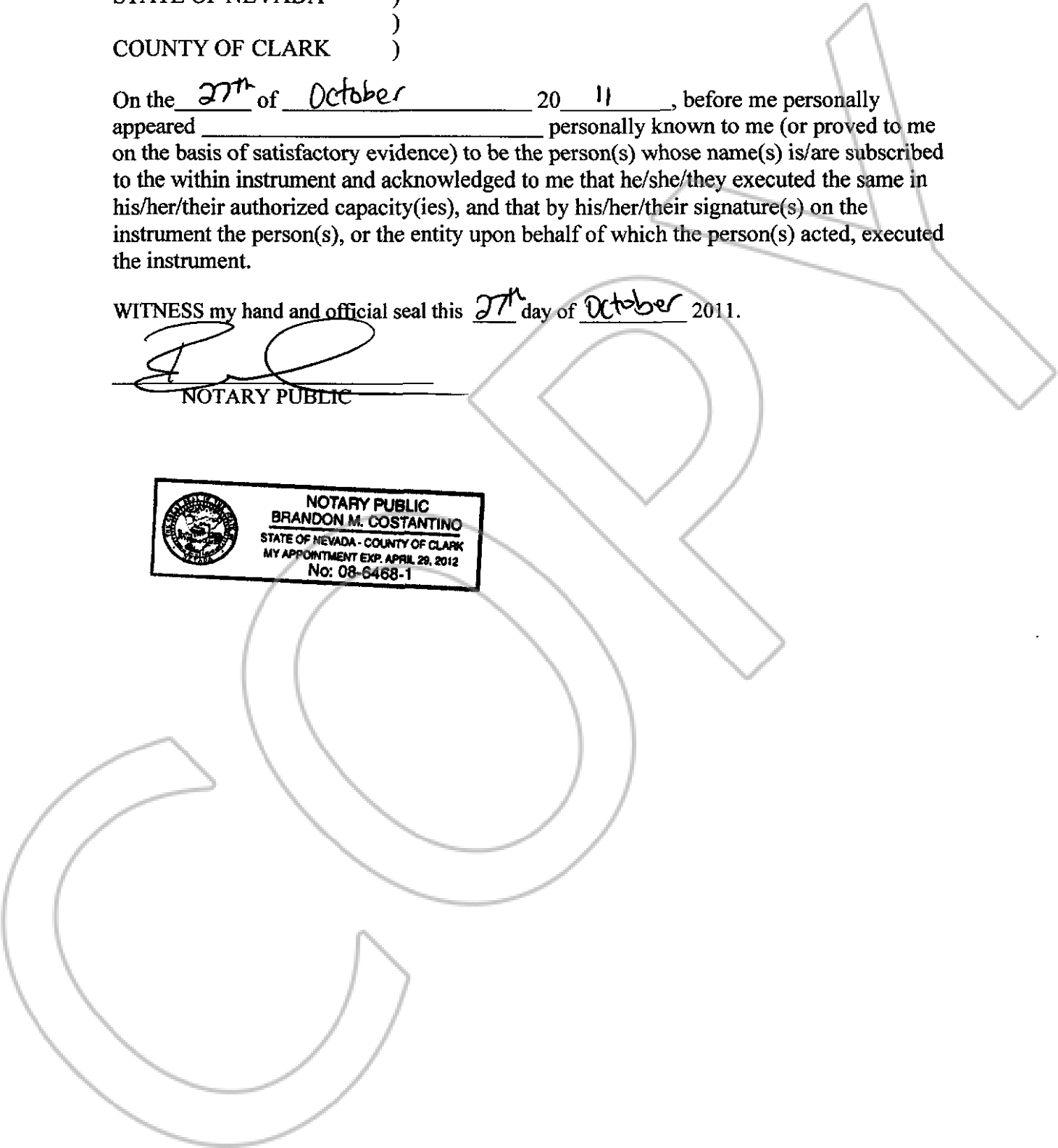
STATE OF NEVADA)
)
COUNTY OF CLARK)

On the 27th of October 20 11, before me personally appeared _____ personally known to me (or 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 this 27th day of October 2011.



NOTARY PUBLIC





**ESTOPPEL AFFIDAVIT OF INDIVIDUALS
GIVING DEED IN LIEU OF FORECLOSURE**

STATE OF NEVADA)
)
COUNTY OF CLARK)

Tracy A. Reynolds and Tracy L. Reynolds (“Grantors”), being first duly sworn, deposes and says:

That they are the identical party who made, executed and delivered that certain Grant Deed in Lieu of Foreclosure to Vanderbilt Mortgage and Finance, Inc., as (:Grantee”) dated the 27th day of October, 2011,

A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SOUTHWEST QUARTER (SE ¼) OF SECTION ELEVEN (11), TOWNSHIP ONE NORTH (1N), RANGE SIXTY-SEVEN EAST (67E), MOUNT DIABLO BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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That affiants now are, and at all times herein mentioned, were Tracy A. Reynolds, Tracy L. Reynolds,

That the aforesaid Grant Deed in Lieu of Foreclosure 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 in of any kind; that it was the intention of the Grantors in said Grant Deed in Lieu of Foreclosure to convey, and by said Grant Deed in Lieu of Foreclosure this affiant did convey to the Grantee herein all 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 Grant Deed in Lieu of Foreclosure, affiants were not acting under any misapprehension as to the affect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

That consideration for said Grant Deed in Lieu of Foreclosure was and is the Grantee’s acceptance of such Grant Deed in Lieu of Foreclosure as payment in full of sums owed under the Elkview Ranch Lot #29 property Deed of Trust; that at the same time of



making said Grant Deed in Lieu of Foreclosure 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 Grantee in said Grant Deed in Lieu of Foreclosure, its 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 of Nevada, which is about to insure the title to said property in reliance thereon, and any other title to said property in reliance thereon, and any other title company which may hereafter insure the title to said real property;

That affiants agree and acknowledge that title to the subject property was acquired by Vanderbilt Mortgage and Finance, Inc.;

That affiants agree and acknowledge that they will indemnify Grantee in said Grant Deed in Lieu of Foreclosure from any fees and/or costs that may be incurred as a result of any misrepresentations or omissions on the part of affiants;

That affiants 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 above.

Dated: 10-27-11

Tracy L. Reynolds
Tracy L. Reynolds

Dated: 10/27/11

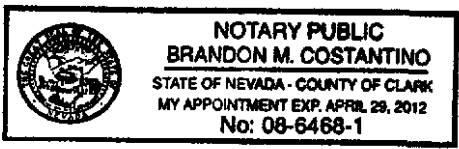
Tracy A. Reynolds
Tracy A. Reynolds

STATE OF NEVADA)
)
COUNTY OF LINCOLN)

On the 27th of October 2011, before me personally appeared _____ personally known to me (or 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 this 27th day of October 2011.

[Signature]
NOTARY PUBLIC



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BROOKS BAUER LLP

Lincoln County - NV

Leslie Boucher - Recorder

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Recorded By: AE RPTT:

Book- 268 Page- 0004

STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a. 001-260-1B
 - 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
 - Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 52,322.98
- b. Deed in Lieu of Foreclosure Only (value of property) (55,563.06)
- c. Transfer Tax Value: \$ -3,240.02
- d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 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 [Signature] Capacity ATTORNEY FOR BUYER

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: TRACY A. & TRACY L. REYNOLDS

Address: 792 LOS TAVIS WAY

City: BOULDER CITY

State: NV Zip: 89005

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: VANDERBILT MORTGAGE

Address: 500 ALCOLA TRAIL

City: MARYVILLE

State: TN Zip: 37804

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

Print Name: BROOKS BAUER LLP Escrow #: _____

Address: 1645 Village Center Cir., 200

City: LAS VEGAS State: NV Zip: 89134

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED