

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- 276 Page- 0146



0142458

Assessor's Parcel Nos.:
008-360-18 and 008-360-19
580172 -msad
Mail Tax Statements to:
Pahranagat Valley Federal Credit Union
P.O. Box 419
Alamo, NV 89001

Return to: Pahranagat Valley Federal Credit Union
P.O. Box 419
Alamo, NV 89001

Prepared by: Pahranagat Valley Federal Credit Union
P.O. Box 419
Alamo, NV 89001

Space Above This Line For Recording Data

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 27 day of December, 2012, between William S. Herring and Monaseeta E. Herring (the "Grantors"), with the address of P.O. Box 412, Alamo, Nevada 89001 and Pahranagat Valley Federal Credit Union (the "Grantee"), with the address of P.O. Box 419, Alamo, Nevada 89001.

WITNESSETH:

Grantors, for good and valuable consideration, as set forth herein below, do by these presents grant, bargain, and sell unto Grantee, and Grantee's successors and assigns, forever, all that certain real property, together with all water rights, situate in the County of Lincoln; State of Nevada, described as follows:

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PARCELS B-1A AND B-1B AS SHOWN ON PARCEL MAP FOR LEO K. STEWART AND DELORES STEWART FILED IN THE OFFICE OF THE COUNTY RECORDER ON NOVEMBER 5, 2001, IN BOOK B PAGE 407, OF PLATS, AS FILE NO. 117243, LOCATED IN A PORTION OF SECTIONS 16 AND 17, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B. AND M., LINCOLN COUNTY NEVADA.

ASSESSOR'S parcel numbers 008-360-18 and 008-360-19

Street Address: 600 Heavenly Way
Alamo, Nevada 89001

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder, and remainders, rents, issues and profits thereof, and all personal property of Grantors, if any, therein (all of the foregoing shall hereinafter be referred to as the "Property ");

TO HAVE AND TO HOLD the Property unto the said Grantee, and Grantee's successors and assigns, forever.

This Deed in Lieu of Foreclosure is an absolute conveyance of title to the Property to Grantee and is not intended as a mortgage, trust conveyance, or security of any kind, Grantors having sold said Property to Grantee for a fair and adequate consideration, such consideration being the full satisfaction of all obligations secured by the Deed of Trust originally executed by Grantors, for the benefit of Pahrnagat Valley Federal Credit Union, as Beneficiary, and was recorded April 6, 2009 as doc. no. 0133615, in Book 248, Page 0033, in the Official Records of Lincoln County, State of Nevada, and as thereafter modified.

IN WITNESS WHEREOF, Grantors have executed this Deed in Lieu of Foreclosure the day and year first herein above written.

See the Affidavit of Acceptance by Grantee Attached Hereto as Exhibit "A"
See the Estoppel Affidavit Attached Hereto as Exhibit "B"

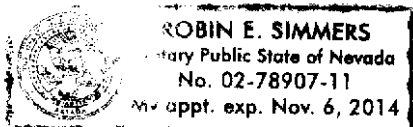
GRANTOR:

Dated: 12-27-12

By: William S. Herring
WILLIAM S. HERRING

STATE OF NEVADA)
)ss.
COUNTY OF LINCOLN)

On December 12, 2012, personally appeared before me, a notary public, WILLIAM S. HERRING, who is personally known (or proved) to me to be person whose name is subscribed to the above instrument who acknowledged that he executed the instrument as Grantor.



Robin E. Simmers
NOTARY PUBLIC
Robin E. Simmers
2 No. 02-78907-11 Expires 11/6/14



IN WITNESS WHEREOF, Grantor has executed this Deed in Lieu of Foreclosure the day and year first herein above written.

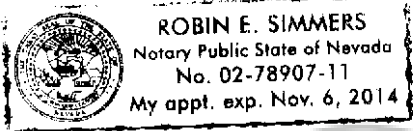
GRANTOR:

Dated: 12.27.12

By: Monaseeta E. Herring
MONASEETA E. HERRING

STATE OF NEVADA)
)ss.
COUNTY OF LINCOLN)

On December 27, 2012, personally appeared before me, a notary public, MONASEETA E. HERRING, who is personally known (or proved) to me to be person whose name is subscribed to the above instrument who acknowledged that he executed the instrument as Grantor.



Robin E. Simmers
NOTARY PUBLIC

Robin E Simmers
No. 02-78907-11
Expires Nov 6, 2014

Deed In Lieu of Foreclosure
A.P.N. 008-360-18 and 008-360-19

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EXHIBIT "A"
AFFIDAVIT AND ACCEPTANCE BY GRANTEE

STATE OF NEVADA)
)ss.
COUNTY OF LINCOLN)

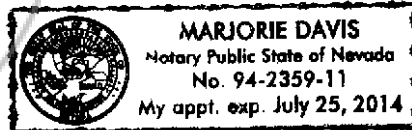
Robin E. Simmes, Pahrnagat Valley Federal Credit Union
being first duly sworn upon oath, deposes and says:

That for purposes of Grantee accepting delivery of the foregoing Deed in Lieu of Foreclosure and Grantee executing this Affidavit, that she has read the Deed in Lieu of Foreclosure and knows the contents thereof; that to the best of her own knowledge, there is no statement contained in the terms, warranties, and covenants therein set forth which is false; that in executing this Affidavit, and subject to the following proviso, Grantee hereby accepts said Deed in Lieu of Foreclosure and agrees to its terms and covenants and approves the warranties therein contained, provided that there are no encumbrances, liens, adverse claims, defects, or other charges or matters appearing in the public records or attaching subsequent to the recording of the Deed of Trust and as thereafter modified, except (1) current taxes; (2) Covenants, Conditions, and Restriction of record; (3) restrictions of record; and (4) easements of record which affect the Property deeded, and provided further that Grantors are the sole, titled, record owners of the Property.

Alan E. Simmes
Authorized Agent
Pahrnagat Valley Federal Credit Union

SUBSCRIBED AND SWORN to before
me this 27 day of December, 2012.

Marjorie Davis
NOTARY PUBLIC



When Recorded, Mail to:
Pahrnagat Valley Federal Credit Union
P.O. Box 419
Alamo, NV 89001

Marjorie Davis
No. 94-2359-11
Expires July 25, 2014



EXHIBIT "B" TO DEED IN LIEU OF FORECLOSURE

ESTOPPEL AFFIDAVIT

Affidavit of individual giving Deed in Lieu of Foreclosure

STATE OF NEVADA)
)ss.
 COUNTY OF LINCOLN)

William S. Herring and Monaseeta E. Herring, hereinafter referred to as affiants, being first duly sworn, each for himself, deposes and says:

That they are the identical party who made, executed and delivered that certain Deed in Lieu of Foreclosure ("Deed") to Pahranaagat Valley Federal Credit Union, dated 12-27-12, 2012 conveying the following described real property to wit:

LEGAL DESCRIPTION:

PARCELS B-1A AND B-1B AS SHOWN ON PARCEL MAP FOR LEO K. STEWART AND DELORES STEWART FILED IN THE OFFICE OF THE COUNTY RECORDER ON NOVEMBER 5, 2001, IN BOOK B PAGE 407, OF PLATS, AS FILE NO. 117243, LOCATED IN A PORTION OF SECTIONS 16 AND 17, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B. AND M., LINCOLN COUNTY NEVADA.

Assessor's Parcel Numbers 008-360-18 and 008-360-19

That affiants are now, and all times herein mentioned were, the Grantors and that the aforesaid Deed is intended to be and is an absolute conveyance of the title to said premises to the Grantee named herein, and was not and is not now intended as mortgage, trust conveyance nor security of any kind; that it was the intention of the affiant as Grantors in said Deed to convey, and by said Deed this affiant did convey to the Grantee all right, 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, affiants were not acting under any misapprehension as to the effect thereof and acted freely and voluntarily and was not acting out of coercion or duress;

That the consideration for said Deed was the full cancellation of all debts, obligations, costs and charges secured by that certain Deed of Trust heretofore existing on said property executed by William S. Herring and Monaseeta E. Herring to First American Title Company, as Trustee, for Pahranaagat Valley Federal Credit Union, as Beneficiary, recorded April 6, 2009 as doc. no. 0133615, in Book 248, Page 0033, in the Official Records of Lincoln County, State of Nevada and as thereafter modified; that at the time of making said Deed of Trust affiants believe and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded;

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That this affidavit is made for the protection and benefit of the Grantee in said Deed, 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, 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, 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, as to the trust of the particular facts hereinabove set forth.

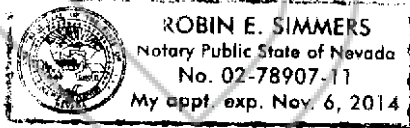
Dated: 12 27 12

William S. Herring
William S. Herring

Subscribed and sworn to this before me this 27 day of December, 2012

Robin E. Simmers
Notary Public

Robin E. Simmers
Notary Public name printed



Robin E. Simmers
No. 02-78907-11
Expires 11/6/14

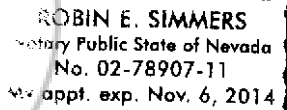
Dated: 12 27 12

Monaseeta E. Herring
Monaseeta E. Herring

Subscribed and sworn to this before me this 27 day of December, 2012

Robin E. Simmers
Notary Public

Robin E. Simmers
Notary Public name printed



Robin E. Simmers
No. 02-78907-11
Expires 11/6/14

ACCEPTED AND APPROVED, PAHRANAGAT VALLEY FEDERAL CREDIT UNION

By: Robin E. Simmers

Dated: 12 27 12

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-142458
01/04/2013 03:54 PM
Official Record

- 1. Assessor Parcel Number(s)
 - a) 008-360-18
 - b) 008-360-19
 - c) _____
 - d) _____

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

- 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 REC
 Page 1 of 1 Fee: \$44.00
 Recorded By: AE RPTT:
 Book _____ Book- 276 Page- 0146
 Date of Recording: _____
 Notes: modification to DGT

recorded doc# 135909 on

- 3. a) Total Value/Sales Price of Property:
- b) Deed in Lieu of Foreclosure Only (value of
- c) Transfer Tax Value:
- d) Real Property Transfer Tax Due

\$219,615.00
~~\$97,400.00~~ 224,000
~~\$122,155.00~~ - 4,385.00
~~\$477.75~~ 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: William S Herring Capacity: Grantor
 Signature: Monaseeta S Herring Capacity: Grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

William S Herring and Monaseeta
 Print Name: E Herring
 Address: PO Box 412
 City: Alamo
 State: NV Zip: 89001

Pahrnagat Valley Federal
 Print Name: Credit Union
 Address: PO Box 419
 City: Alamo
 State: NV Zip: 89001

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

First American Title Insurance
 Company National Commercial
 Print Name: Services File Number: NCS-580172-HHLV MS/ad
 Address: 2490 Paseo Verde Parkway, #100
 City: Henderson State: NV Zip: 89074

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