

Official RecordRecording requested By
MESQUITE TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$41.00

Page 1 of 3

RPTT:

Recorded By: DP

Book - 279 Page - 0068



0143233

APN: 004-161-02, -03, -04, -11 thru -14, -16
004-163-02 thru -13, 004-164-06 thru -09, -12
thru -20

RPTT: \$0.00 (Deed in Lieu)

**AND WHEN RECORDED MAIL TAX NOTICE &
DOCUMENT TO:**

Gerald H. & Mary L. Wilson, Tr's
882 Sandbar Street
Mesquite, NV 89027

Order No.: 18024

**DEED IN LIEU OF FORECLOSURE
(Deed of Trust)**

(MAY BE EXECUTED IN COUNTER-PART)

For the good and valuable considerations hereinafter set forth, receipt of which is hereby acknowledged, I or we **Cottonwood Heights, LLC, a Nevada limited liability company** hereinafter called Grantor, (Trustor) do hereby grant and convey to **Gerald H. Wilson and Mary L. Wilson, Trustees of the Gerald & Mary Wilson Living Trust, dated March 5, 2004** hereinafter called Grantee, (Beneficiary) the following real property situated in Lincoln County, Nevada:

Lots 6 through 8, inclusive, Lot 10, Lots 12 through 16, inclusive, in Block 2; Lots 2 through 5, inclusive and Lots 11 through 19, inclusive, in Block 3; Lots 1 through 12, inclusive, in Block 4, of ALAMO WEST SUBDIVISION - PHASE II, as shown by map thereof on file in Book A of Plats, Page 392 in the office of the County Recorder of Lincoln County, Nevada.

The title to said property is hereby warranted by Grantor (Trustor) against all person whomsoever subject to the matters above set forth. It is further warranted and covenanted by Grantor (Trustor) in executing this deed, and agreed by Grantee in accepting it as follows:

1. That the consideration for the execution of this deed consists of:

(a) Full reconveyance of record of that certain Deed of Trust executed by **Cottonwood Heights, LLC, a Nevada limited liability company** as Trustor to **Gerald H. Wilson and Mary L. Wilson, Trustees of the Gerald & Mary Wilson Living Trust, dated March 5, 2004** as Beneficiary which deed of trust was dated September 20, 2006 and recorded in the office of the County Recorder of the aforementioned County and State as **Document No. 127493, in Book 223, Page 185** and the surrender and cancellation of the Trust Deed Note or Notes or other evidence of debt secured by said Deed of Trust.

(b) The full and absolute release of Grantor (Trustor) from all liability on any and all Notes, debts, obligations, costs or changes, the payment of which was secured either by the Deed of Trust specially referred to in paragraph (a) above or by any other deed of trust or encumbrance on the same property which may have been assumed or created by Grantor as an obligation at the time of or subsequent to Grantor's acquisition of the title to said property and which last mentioned other Deed of Trust or encumbrance, if any, with the debts and obligations thereby secured, Grantee has assumed and agreed to pay by specific provisions herein before set forth in this deed; and

2. That the total consideration, set forth in (1) above, for the execution of this deed is equal to and represents the unpaid principal balance of the Note and a fair and reasonable value for Grantor's interest in said property.

3. This deed, given for the express consideration set forth in (1) above, is executed voluntarily and not as the result of duress or threats of any kind, and is a bona fide and not given to hinder, delay or defraud the rights of creditors or contravene the bankruptcy laws of the United States.



4. This deed is not given as security for the payment of repayment or repayment of money or indebtedness or as security of any kind or nature, and there is no agreement or understanding, oral or written, between Grantor and Grantee or to a sale or conveyance to anyone else for the benefit of Grantor, or to any division of any proceeds realized from said property by sale or otherwise.

5. That the actual possession of the property herein conveyed will be surrendered to the Grantee (Beneficiary) upon delivery of this deed to said Grantee and Grantor (Trustor) intends by this deed to vest the absolute and unconditional title to said property in Grantee (Beneficiary) and forever to estop and bar Grantor (Trustor) and Grantor's (Trustor's) issue, heirs, executors or administrators from having or claiming any right, title or interest of any nature whatsoever, either in law or in equity or in possession or in expectancy, in and to said property or any part thereof.

Dated: 5/8/2013

Cottonwood Heights, LLC

~~BY: Tyler Mason, Member/Manager~~

BY: Anthony Perkins, Member/Manager

State of ND }
County of Stark } ss:

On _____
before me, a Notary Public, personally appeared
Anthony Perkins,

personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons, executed the instrument.


WITNESS my hand and official seal.
My Commission expires: _____

State of North Dakota }
County of Stark } ss:

On May 8, 2013
before me, a Notary Public, personally appeared
Tyler Mason,

personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons, executed the instrument.

WITNESS my hand and official seal.
My Commission expires: 09-23-2017



TIMOTHY W STEUBER
Notary Public
State of North Dakota
My Commission Expires September 23, 2017




4. This deed is not given as security for the payment of repayment or repayment of money or indebtedness or as security of any kind or nature, and there is no agreement or understanding, oral or written, between Grantor and Grantee or to a sale or conveyance to anyone else for the benefit of Grantor, or to any division of any proceeds realized from said property by sale or otherwise.

5. That the actual possession of the property herein conveyed will be surrendered to the Grantee (Beneficiary) upon delivery of this deed to said Grantee and Grantor (Trustor) intends by this deed to vest the absolute and unconditional title to said property in Grantee (Beneficiary) and forever to estop and bar Grantor (Trustor) and Grantor's (Trustor's) issue, heirs, executors or administrators from having or claiming any right, title or interest of any nature whatsoever, either in law or in equity or in possession or in expectancy, in and to said property or any part thereof.

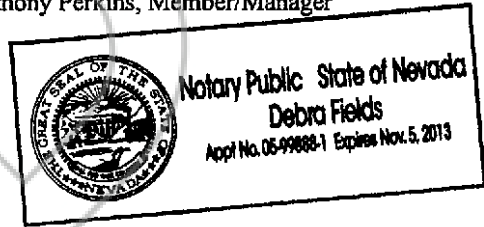
Dated: 5-21-2013

Cottonwood Heights, LLC

BY: Tyler Mason, Member/Manager

BY:  Anthony Perkins, Member/Manager

State of Nevada }
 County of Clark } ss:



On 5/21/2013
 before me, a Notary Public, personally appeared
Anthony Perkins,

personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons, executed the instrument.

WITNESS my hand and official seal.
 My Commission expires:

Debra Fields

State of _____ }
 County of _____ } ss:

On _____
 before me, a Notary Public, personally appeared
Tyler Mason,

personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons, executed the instrument.

WITNESS my hand and official seal.
 My Commission expires:

Recording requested By
MESQUITE TITLE COMPANY

State of Nevada
Declaration of Value

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$41.00
Recorded By: DP RPTT:
Book- 279 Page- 0068

1. Assessor Parcel Number(s)

- a) 04-161-02 thru -04
- b) 04-161-10 thru -14, -16
- c) 04-163-02 thru -13
- d) 04-164-06 thru -09, -12 thru -20

2. Type of Property:

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

RECORDERS FOR OPTIONAL USE ONLY	
Document/Instrument#	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes Reviewed	DOT 127493 DS

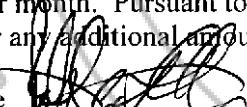
- 3. a. Total Value/Sales Price of Property: \$425,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): (\$540,000)
- c. Transfer Tax Value: (\$115,000.00)
- d. Real Property Transfer Tax Due \$0.00

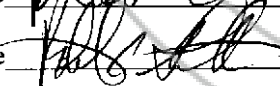
4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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 the 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  Capacity Grantor's Agent

Signature  Capacity Grantee's Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Cottonwood Heights, LLC

Print Name: By: Robert Sherratt, Agt.

Address: 5715 W. Alexander #160

City/State/Zip: Las Vegas, NV 89130

Capacity: Grantor

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Gerald H. & Mary L. Wilson,
Tr's

Print Name: By: Robert Sherratt, Agt.

Address: 882 Sandbar Street

City/State/Zip: Mesquite, NV, 89027

Capacity: Grantee

Company/Person Requesting Recording

(REQUIRED IF NOT THE SELLER OR BUYER)

Co. Mesquite Title Company Esc. #: 18024/ 18024

Name: 840 Pinnacle Court #3, Mesquite, NV 89027

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