

**Official Record**Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$46.00

Page 1 of 8

RPTT:

Recorded By: HB

Book- 293 Page- 0041



0146831

APN: 006-241-59

RETURN RECORDED DEED TO:  
Max and Shirley McCrosky  
HC 74 Box 172  
Pioche, NV 89043GRANTEE/MAIL TAX STATEMENTS TO:  
Same as above.**DEED IN LIEU OF FORECLOSURE**

THIS INDENTURE WITNESSETH: That

**M. Marshall McCrosky (who acquired title as Max Marshall McCrosky) and  
Angelyn McCrosky, who together acquired title as husband and wife ("Grantors")**FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby Grant, Bargain, Sell and Convey to**Max McCrosky and Shirley McCrosky, as husband and wife as joint tenants  
("Grantees")**All that real property situated in the County of Lincoln, State of Nevada, known as APN  
006-241-59 and, bounded and described as follows:The Revised Parcel 9 of the Boundary Line Adjustment map, Plat Book C,  
at Page 42 with Document number 122297 recorded 17 May, 2004 and  
located in the east half of the north west quarter of Section 35, Township  
2 North, Range 69 East of Mount Diablo Meridian, and more particularly  
described as follows:Beginning at the southwesterly corner of said Revised Parcel 9, which is  
identified by a rebar with a plastic cap stamped L SMITH PLS 12751 and  
from which the southwest corner of said Section 35 bears S 57°24'28" W  
2120.18';

Thence N 17°40'26" E 279.50' to a rebar &amp; cap stamped PLS 6204;

Thence S 72°09'35" E 416.00' to a rebar &amp; cap stamped PLS 6204;

Thence S 17°18'30" W 43.16" to a rebar &amp; cap stamped PLS 6204;

Thence S 17°30'09" W 239.70' to a rebar &amp; cap stamped PLS 6204;

Thence N 71°41'53" W 352.95' to a rebar &amp; cap stamped PLS 6204;

Thence N 71°41'53" W 64.07' to the Point of Beginning;

Containing 2.69 acres more or less.

**THIS DEED IS AN ABSOLUTE CONVEYENCE, the consideration therefore being the full satisfaction of all obligations secured by the Deed of Trust executed by: M. Marshall McCrosky and Angelyn McCrosky, husband and wife, Trustors, to Max and Shirley McCrosky, as Trustees, for Max and Shirley McCrosky, as Beneficiaries, recorded on December 31, 2009, as Document No. 0135030 in Book 253 Page 78 of the Official Records, Lincoln County, Nevada (the "Deed of Trust").**

**Max and Shirley McCrosky, as Beneficiaries of the Deed of Trust, having executed a Substitution of Trustee naming Dylan V. Frehner, a licensed attorney in the State of Nevada, as Trustee, recorded on November \_\_\_\_, 2014, as Document No. 146830 in Book 293 Page 29 of the Official Records, Lincoln County, Nevada.**

**Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this Deed between Grantor and Grantee with respect to said land, with the exception of the Settlement Agreement made between Grantors and Grantees which, inter alia, authorized the execution of this Deed in Lieu of Foreclosure.**

**Grantee joins in the execution of this Deed for the purpose of evidencing that the Grantee hereby accepts this conveyance as being full satisfaction of all obligations secured by the Deed of Trust above described, including but not limited to the Note referenced therein and recorded in Book 253 Page 81, Official Records, Lincoln County, Nevada.**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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IN WITNESS WHEREOF, we have caused our duly authorized representatives to execute, seal and deliver this Deed in Lieu of Foreclosure, all as of the dates indicated below.

**GRANTORS**

\_\_\_\_\_  
**M. MARSHALL McCROSKY,**  
**Who acquired title as**  
**MAX MARSHALL McCROSKY**

  
**ANGELYN McCROSKY**

Date: \_\_\_\_\_

Date: 11/21/14

**ACKNOWLEDGEMENT**

State of \_\_\_\_\_ )  
 )ss  
 County of \_\_\_\_\_ )

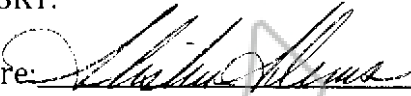
This Instrument was acknowledged before me on \_\_\_\_\_ by M. MARSHALL McCROSKY, also known as MAX MARSHALL McCROSKY.

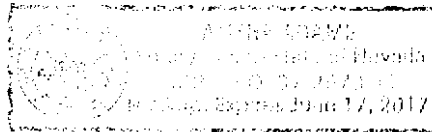
Signature: \_\_\_\_\_  
 (Notary Public)

**ACKNOWLEDGEMENT**

State of Nevada )  
 )ss  
 County of Lincoln )

This Instrument was acknowledged before me on NOVEMBER 21, 2014 by ANGELYN McCROSKY.

Signature:   
 (Notary Public)







**GRANTEES:**

*Max McCrosky*  
**MAX McCROSKY**

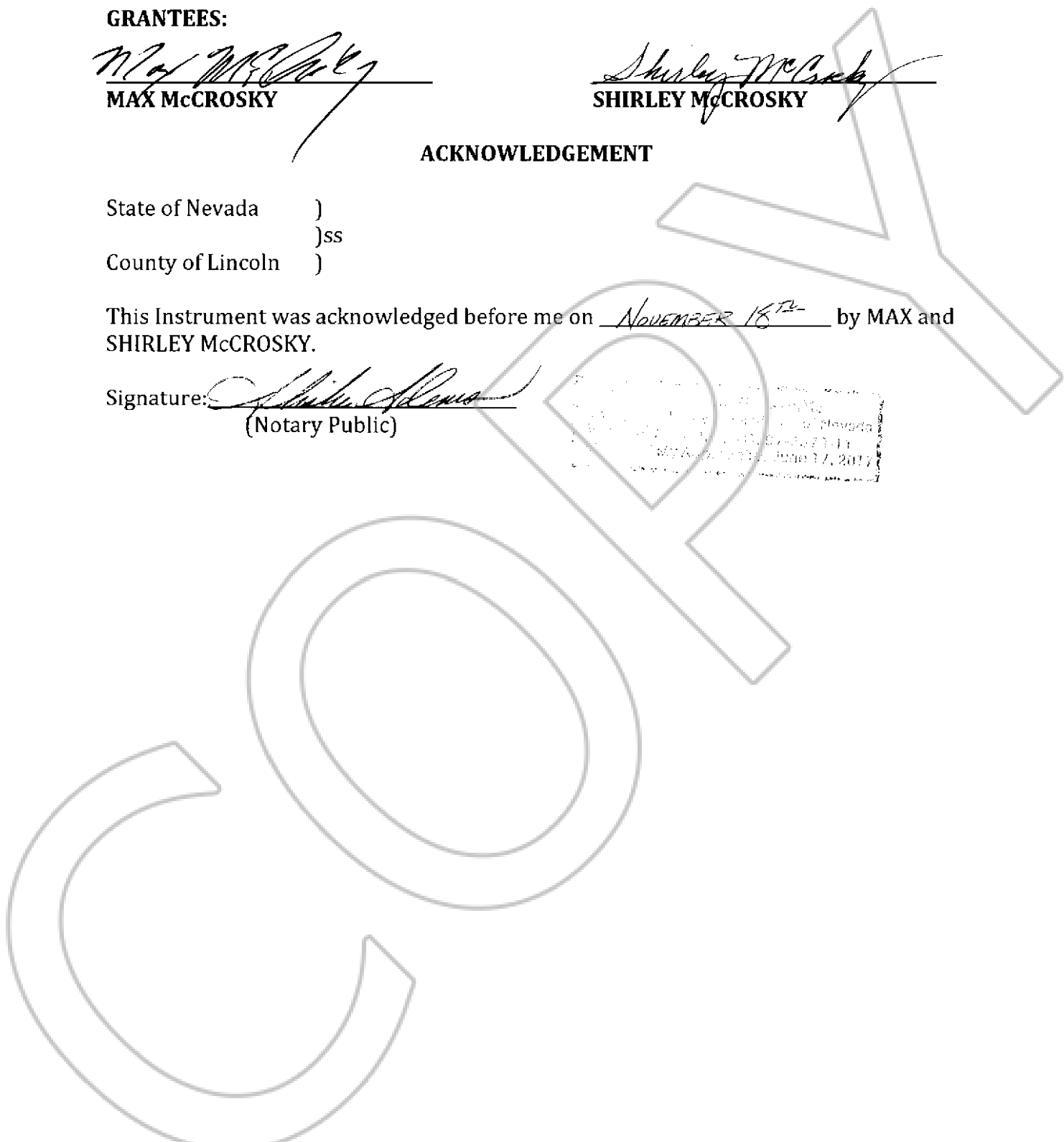
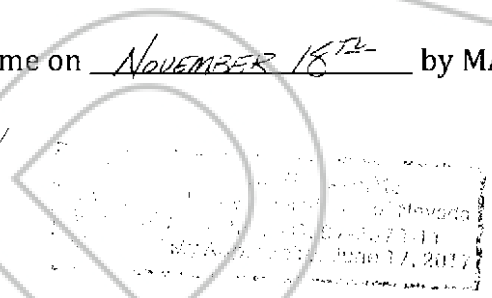
*Shirley McCrosky*  
**SHIRLEY McCROSKY**

**ACKNOWLEDGEMENT**

State of Nevada )  
                                  )ss  
County of Lincoln )

This Instrument was acknowledged before me on NOVEMBER 18<sup>TH</sup> by MAX and SHIRLEY McCROSKY.

Signature: *[Signature]*  
(Notary Public)





## EXHIBIT A ESTOPPEL AFFIDAVIT

**M. Marshall McCrosky, who acquired title as Max Marshall McCrosky, and Angelyn McCrosky, who together obtained property as husband and wife**, being of legal age, being first duly sworn, do depose and say:

That they are the identical parties who made, executed and delivered that certain Deed to **Max and Shirley McCrosky**, dated the same as this document, conveying that certain parcel of real property situated in the County of Lincoln, State of Nevada, known as APN 006-241-59 and, bounded and described as follows:

The Revised Parcel 9 of the Boundary Line Adjustment map, Plat Book C, at Page 42 with Document number 122297 recorded 17 May, 2004 and located in the east half of the north west quarter of Section 35, Township 2 North, Range 69 East of M.D.M, and more particularly described as follows:

Beginning at the southwesterly corner of said Revised Parcel 9, which is identified by a rebar with a plastic cap stamped L SMITH PLS 12751 and from which the southwest corner of said Section 35 bears S 57°24'28" W 2120.18';

Thence N 17°40'26" E 279.50' to a rebar & cap stamped PLS 6204;

Thence S 72°09'35" E 416.00' to a rebar & cap stamped PLS 6204;

Thence S 17°18'30" W 43.16" to a rebar & cap stamped PLS 6204;

Thence S 17°30'09" W 239.70' to a rebar & cap stamped PLS 6204;

Thence N 71°41'53" W 352.95' to a rebar & cap stamped PLS 6204;

Thence N 71°41'53" W 64.07' to the Point of Beginning;

Containing 2.69 acres more or less.

THAT said deed is intended to be and is an absolute conveyance of the title to said property to the Grantees named therein, and was not now intended as a mortgage, trust conveyance or security of any kind;

THAT it was the intention of affiants as Grantors in the said deed to convey, and by said deed these affiants did convey, to the Grantees therein, all their right, title and interest absolutely in and to the property described in said deed and that possession of said property has been surrendered to the Grantees;

THAT in the execution and delivery of said deed affiants were not acting under misapprehensions as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

THAT the consideration for the deed was and is the agreement of the Grantees that Grantors' liability secured by that certain Deed of Trust executed by: M. Marshall McCrosky and Angelyn McCrosky, husband and wife, Trustors, to Max and Shirley McCrosky, as Trustees, for Max and Shirley McCrosky, as Beneficiaries, recorded on December 31, 2009,







STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-146831  
02/19/2015 02:17 PM  
Official Record

- 1. Assessor Parcel Number(s)
  - a) 006-241-59
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

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FIRST AMERICAN TITLE

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 RECO**

Page 1 of 1 Fee: \$46.00  
Recorded By: HB RPTT:  
Book \_\_\_\_\_ Book- 293 Page- 0041  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 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 \_\_\_\_\_

~~\$172,068.00~~ 57,225.00  
~~\$57,225.00~~ 172,068.00  
~~\$114,843.00~~  
~~\$448.50~~ 0.00

- 4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
  - b. Explain reason for exemption: Deed in lieu of foreclosure for deed of trust dated 10/10/2009 recorded 12/31/2009 in Book 253. page 78. as Instrument No.135030
- 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: \_\_\_\_\_ Capacity: Agent  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 M. Marshall McCrosky and  
 Print Name: Angelyn McCrosky  
 Address: HC 74 Box 172  
 City: Pioche  
 State: NV Zip: 89043

(REQUIRED)  
 Max McCrosky and  
 Print Name: Shirley McCrosky  
 Address: HC 74 Box 172  
 City: Pioche  
 State: NV Zip: 89043

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

First American Title Insurance  
 Print Name: Company File Number: 116-2471804 dp/dp  
 Address: 2500 Paseo Verde Parkway, Suite 120  
 City: Henderson State: NV Zip: 89074

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