

APN: 003-182-11

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Mail Tax Statements To:
U.S. Bank National Association
4801 Frederica Street
Owensboro, Kentucky 42301

Prepared By:
RUTH RUHL, P. C.
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

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Loan No.: 9902741375
Investor No.: 213056264

DEED IN LIEU OF FORECLOSURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, William J. Dirks and Rosemary E. Dirks, husband and wife

whose address is 2310 Earl Ln., Poplar Bluff, Missouri 63901

(“Grantor”)
, hereby grants to

U.S. Bank National Association
whose address is 4801 Frederica Street, Owensboro, Kentucky 42301

(“Grantee”), the present holder of the beneficial interest, the following described property in the State of Nevada and the County of Lincoln:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF.
SEE EXHIBIT “B” ATTACHED HERETO AND MADE A PART HEREOF – ESTOPPEL AFFIDAVIT.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Loan No.: 9902741375
Investor No.: 213056264

THIS DEED is an absolute conveyance for a fair and adequate consideration, being the full satisfaction of all obligations secured by the Deed of Trust executed by William J. Dirks and Rosemary E. Dirks, husband and wife, Trustor, to JLM Title Company, a Nevada Corporation, dba First Centennial Title Company of Nevada, Trustee, for Movement Mortgage LLC, Beneficiary,

recorded on May 5th, 2014 in Book 287, Page 0038, Instrument No. 0145364, which was assigned to U.S. Bank National Association by an assignment ("Assignment") recorded in Book 316, Page 0529, Instrument No. 0153506, or by an Assignment recorded simultaneously herewith, in the Office of the Recorder of Lincoln County, State of 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 the property conveyed by this deed. By accepting this deed, Grantee specifically intends that a merger of title shall not occur and that the Deed of Trust shall continue as a lien on the property until it is reconveyed.

THIS DEED is not intended as a mortgage, trust conveyance or security of any kind. It being the intention of the Grantor and the Grantee that the interest of the Grantor and the Grantee, their successors and/or assigns in said property under said mortgage whether guaranteed, insured or direct loan, shall not merge, and that said Deed of Trust shall not merge, and that said mortgage shall remain in full force and effect until specifically released. Said Deed of Trust was made by William J. Dirks and Rosemary E. Dirks, husband and wife

JLM Title Company, a Nevada Corporation, dba First Centennial Title Company of Nevada, Trustor, Trustee, Beneficiary, dated May 1st, 2014, and recorded on May 5th, 2014 in Book 287, Page 0038, Instrument No. 0145364, which was assigned to U.S. Bank National Association by an assignment ("Assignment") recorded in Book 316, Page 0529, Instrument No. 0153506, or by an Assignment recorded simultaneously herewith, in the Office of the Recorder of Lincoln County, Nevada. Said property is in the County of Lincoln, State of Nevada. APN: 003-182-11

10-16-18
Date _____ William J. Dirks _____ -Grantor

10-16-18
Date _____ Rosemary E. Dirks _____ -Grantor

10-16-18
Date _____ William J. Dirks _____ -Grantor

10-16-18
Date _____ Rosemary E. Dirks _____ -Grantor

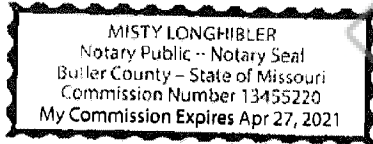
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Investor No.: 213056264

GRANTOR ACKNOWLEDGMENT

State of Missouri §
County of Butler §

The foregoing instrument was acknowledged before me October 14, 2018
by William J. Dirks and Rosemary E. Dirks

(Seal)



Misty Longhibler
Signature

Misty Longhibler
Printed Name

Notary Public
Title of Officer

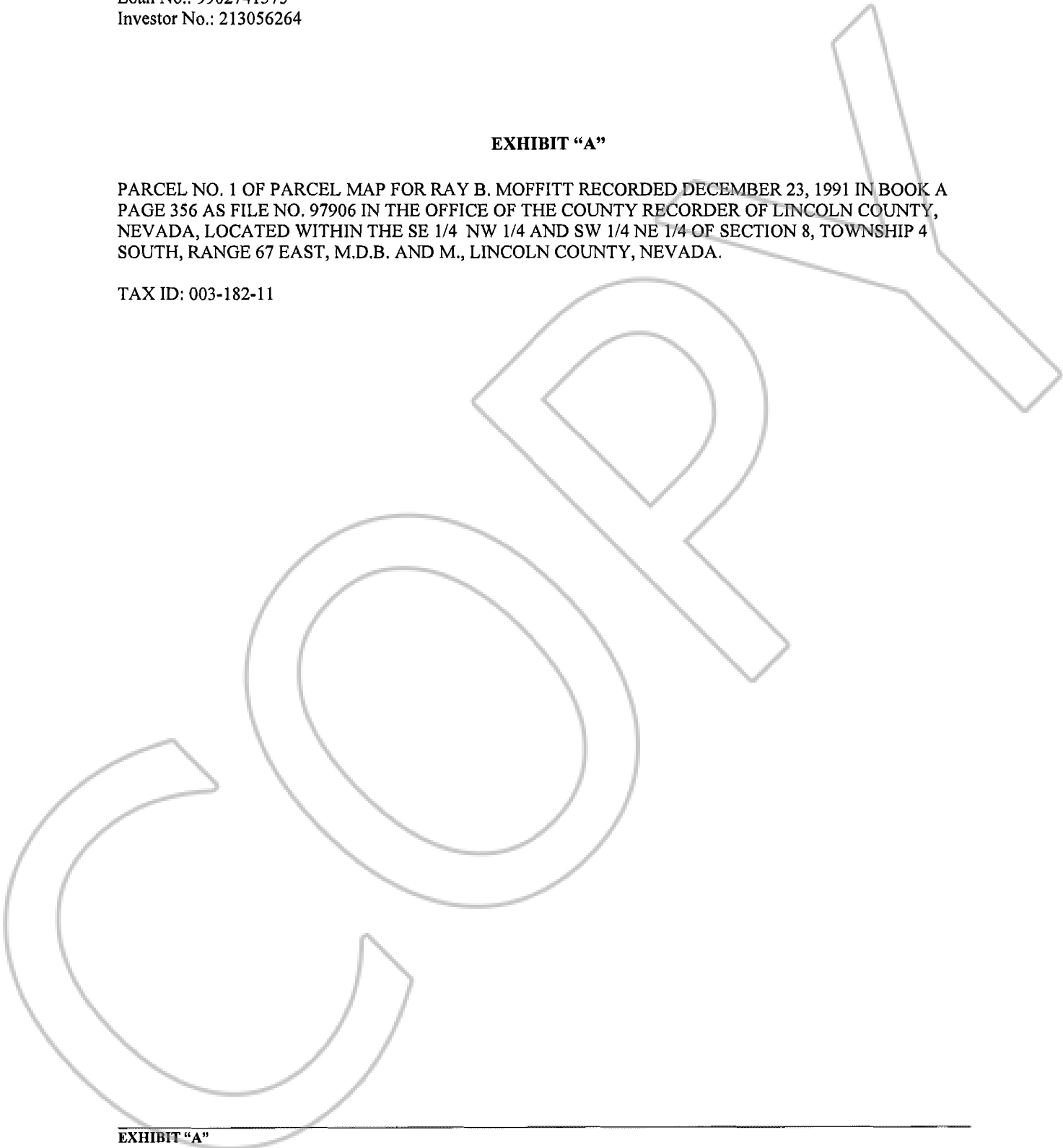
My Commission Expires: April 27 2021

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Investor No.: 213056264

EXHIBIT "A"

PARCEL NO. 1 OF PARCEL MAP FOR RAY B. MOFFITT RECORDED DECEMBER 23, 1991 IN BOOK A PAGE 356 AS FILE NO. 97906 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED WITHIN THE SE 1/4 NW 1/4 AND SW 1/4 NE 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA.

TAX ID: 003-182-11



Loan No.: 9902741375
Investor No.: 213056264

EXHIBIT "B"
ESTOPPEL AFFIDAVIT
(Deed in Lieu of Foreclosure)

William J. Dirks and Rosemary E. Dirks, husband and wife Affiant, ("Grantor")
being first duly sworn, deposes and says: That they are the parties who made, executed, and delivered that certain
Deed to U.S. Bank National Association

the present holder of the beneficial interest, dated 10-16-18 ("Grantee"),
described property: conveying the following

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

That the aforesaid Deed in Lieu of Foreclosure ("Deed") shall not restrict the right of Grantee to have the holder of the Note and the Deed of Trust institute and continue foreclosure proceedings, if the Grantee desires, but the conveyance by said Deed, upon acceptance by Grantee, shall be and is hereby intended and understood to be an absolute conveyance and an unconditional sale, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; That it is/was the intention of Grantor in said Deed to convey, and by said Deed Grantor did convey to the Grantee therein all their rights, title and interest absolutely in and to said premises; that possession of said premises has been surrendered to the Grantee;

That in the executed and delivery of said Deed, Grantor was 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 is 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 J. Dirks and Rosemary E. Dirks, husband and wife, Trustor,
to JLM Title Company, a Nevada Corporation, dba First Centennial Title Company of Nevada, Trustee,
for Movement Mortgage LLC

dated May 1st, 2014 and recorded on May 5th, 2014, in Book 287, Page 0038, Beneficiary,
Instrument No. 0145364, which was assigned to U.S. Bank National Association by an
assignment ("Assignment") recorded in Book N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded
simultaneously herewith, in the Office of the Recorder of Lincoln County, State of Nevada and the reconveyance of
said property under said Deed of Trust; That at the time of making said Deed, Grantor believed and now believes
that the aforesaid consideration therefore represents the fair value of the property so deeded;

This affidavit was made for the protection and benefit of the Grantee in said Deed, the Grantee's 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 ServiceLink Title Company ("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;

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That Grantor will testify, declare, depose or certify under penalty of perjury before any competent officer, or person in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

10-16-18
Date

William J. Dirks
William J. Dirks - Grantor

10-16-18
Date

Rosemary E Dirks
Rosemary E. Dirks - Grantor

10-16-18
Date

William J Dirks
- Grantor

10-16-18
Date

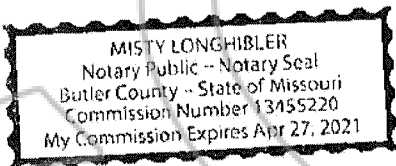
Rosemary E Dirks
- Grantor

Signed and sworn to (or affirmed) before me on October 16, 2018 by
William J. Dirks and Rosemary E. Dirks.

(Seal, if any)

Misty Longhiler
(Signature of notarial officer)

Notary Public *Misty Longhiler*
(Title and rank (optional))

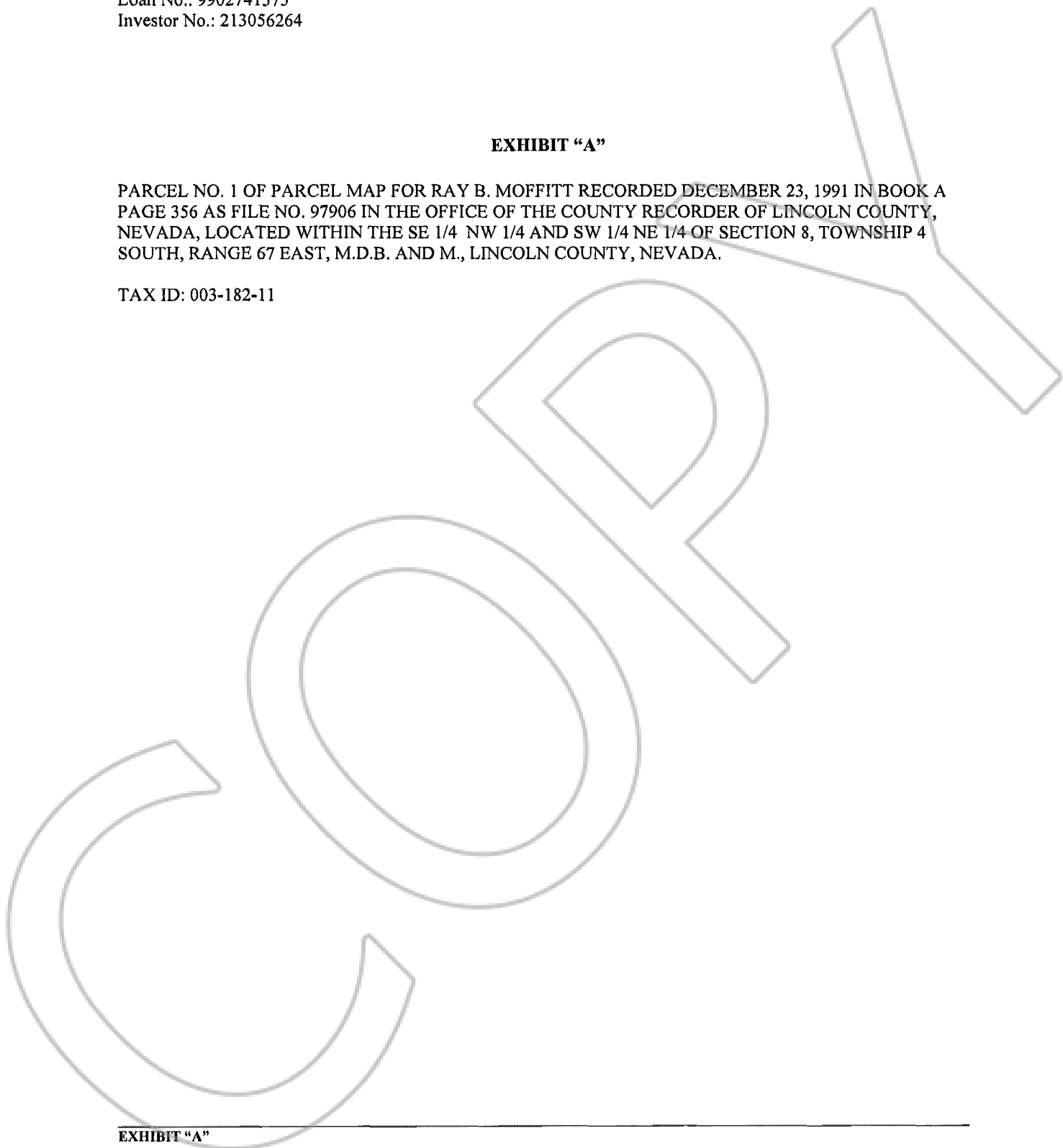


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TAX ID: 003-182-11



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 003-182-11
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property:	\$	78,651.40
Deed in Lieu of Foreclosure Only (value of property)	(-)	75,391.00
Transfer Tax Value:	\$	3,500.00
Real Property Transfer Tax Due:	\$	13.65

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 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 J. Dirks Capacity Grantor
 Signature Rosemary E. Dirks Capacity Grantee Grantor

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: William J. Dirks & Rosemary E. Dirks
 Address: 2310 Earl Ln.
 City: Poplar Bluff
 State: MO Zip: 63901

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: U.S. Bank National Association
 Address: 4801 Frederica Street
 City: Owensboro
 State: KY Zip: 42301

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Servicelink Escrow # 180315034
 Address: 10385 Westmor Dr, Ste 100
 City: Westminster State: CO Zip: 80021