

ESTOPPEL AFFIDAVIT

STATE OF NEVADA }
COUNTY OF DOUGLAS } ss

Brady D. Scott and Karin Scott, being first duly sworn, each for himself and herself, deposes and says: That they are the identical parties who made, executed and delivered that certain deed to Neil E. Schultz, an unmarried man dated the 6th day of Feb. 1985, conveying the following described property, to wit:

Lot 3, Block B, as shown on the Official Plat of Manzanita Heights, recorded in the office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934,

TOGETHER WITH an undivided 1/15th interest in and to Lot A, (Common Area), as shown on the Official Map of Manzanita Heights, filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934.

TOGETHER WITH a 20 foot wide access easement for ingress and egress purposes as granted by Kenneth C. Kjer, et ux in Document recorded October 2, 1979, in Book 1079, Page 192, Official Records of Douglas County, Nevada;

a 30 foot wide utility easement as granted by Kenneth C. Kjer, et ux, in Document recorded October 2, 1979, Book 1079, Page 194, Official Records of Douglas County, Nevada; and

a 5 foot wide slope easement as deeded by Kenneth C. Kjer, et ux, in Document recorded August 28 1979, Book 879, Page 2107, Official Records of Douglas County, Nevada.

That affiants now are, and at all times herein mentioned, were husband and wife;

That the aforesaid deed 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 of any kind; that it was the intention of affiants as grantors in said deed to convey, and by said deed these affiants did convey to the grantee therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to the grantee;

That 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 were not acting under coercion or duress;

That the consideration for said deed was and is payment to affiants of the sum of \$23,718.00 by grantee, and the full cancellation of all debts, obligations, costs and charges secured by that certain deed of trust heretofore existing on said property executed by Brady D. Scott and Karin Scott, husband and wife as Joint Tenants, trustors to Silver State Title Company, a Nevada corporation, Trustee, and Earl Schultz and Irma Schultz, husband and wife as Joint Tenants, as the original Beneficiaries, and assigned to Neil E. Schultz, an unmarried man, dated January 10, 1984 and recorded February 6, 1984, Book 284, Page 1307, Document No. 095919, Official Records of Douglas County, State of Nevada, and the conveyance of said property under said deed of trust; that at the time of making said deed affiants believed and now believe that the aforesaid consideration therefor represents the fair value of the property so deeded;

This affidavit is made for the protection and benefit of the grantee in said deed, his 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 Silver State 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;

THIS ESTOPPEL AFFIDAVIT IS BEING RE-RECORDED TO CORRECT THE PROPERTY FROM LOT 3, BLOCK B, TO LOT 1, BLOCK A, MANZANITA HEIGHTS,

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That affiants, 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, to the truth of the particular facts hereinabove set forth.



Brady D. Scott
Brady D. Scott

Karin Scott
Karin Scott

Subscribed and sworn to before me this 10 day of February, 1985

Mary Sue Weaver
Notary Public in and for the
County of Placer
State of California

COPIES

REQUESTED BY
Brady D. Scott
OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

75 APR-3 P4 84

SUZANNE BEAUDEAU
RECORDER

PAID 11.00 DEPUTY

115639

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SEAL
CERTIFIED COPY

The foregoing instrument is a full, true, and correct copy of the original on file in the Office of the County Recorder of Douglas County, State of Nevada.

Witnessed my hand this 22nd day of

April 1985

By: *Carol P. ...*

Deputy. BOOK 485 PAGE 1784

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COPY

REQUESTED BY
SILVER STATE TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'85 APR 22 P3:54

RECORDING OFFICE

SUZANNE BEAUDREAU
RECORDER

\$ 7.00 PAID. *Ju* DEPUTY

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