

ESTOPPEL AFFIDAVIT

STATE OF NEVADA)
: SS
COUNTY OF)

THOMAS WILSON and CHRISTINE WILSON, 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 JAN FLAMMER, a married man, dated the 18 day of April, 1986, conveying the following described property, to-wit:

The North 230 feet of the West 189.39 feet of the East 479.79 feet of the NE 1/4 of SE 1/4 of Section 33, Township 14 N., Range 20 E., M.D.B. & M.

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 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 were not acting under 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 THOMAS WILSON and CHRISTINE WILSON, Trustor, to Douglas County Title Company, Inc., a Nevada corporation, Trustee, for JAN FLAMMER, as Beneficiary, dated the 8th day of November, 1983, and recorded in Book 1186 of Official Records, Page 1097, Douglas County, Nevada. Affiants further acknowledge that JAN FLAMMER has advanced the sums of \$47,405.37, and \$7,038.74, to pay off two (2) deeds of trust having a higher priority than the deed of trust referred to herein. That at the time of making said deed, affiants believed, and now believe, that the aforesaid consideration therefore 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 Douglas County Title Company, Inc., a Nevada corporation, which is about to insure the title to said property in reliance thereon.

THAT affiants, and each of them, will testify, declare, depose, and 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.

Handwritten signatures of Thomas Wilson and Christine Wilson over their printed names.

On 4-17, 1986, personally appeared before me, a Notary Public, THOMAS WILSON and CHRISTINE WILSON, who acknowledged that they executed the above instrument.

Notary Public, NEVADA

REQUESTED BY Gary Sheerin IN OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

'86 APR 30 P2:14

500 PAID DEPUTY