

Return To: Joe Nebe, PO Box 23, Minden, NV 89423

R.P.T.T.\$ 0

A.P.N. 23-120-10

DEED IN LIEU OF FORECLOSURE

FOR VALUABLE CONSIDERATION receipt of which is hereby acknowledged, JOHN S. SHAHIN, a married man as his sole and separate property, and as President of Buckeye Creek Corporation, does hereby Grant, Bargain, and Sell to JOSEPH LAWRENCE NEBE, surviving Joint Tenant, the real property situated in the County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

TOGETHER with all the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rent, issues or profits thereof.

THIS DEED is an absolute conveyance, Grantor having sold the real property above described to Grantee for a fair and adequate consideration, such consideration, in addition to that recited, being full satisfaction of all obligations secured by Deed of Trust executed by JOHN S. SHAHIN, Trustor, to Stewart Title of Douglas County as Trustee, for JOSEPH L. NEBE, surviving Joint Tenant, Beneficiary, and recorded on November 22, 1991 in Book 1291, Page 4974, Document No. 268230, Official Records of Douglas County, Nevada, (the Deed of Trust). Grantor declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this Deed between the Parties hereto with respect to the real property hereby conveyed.

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.

John S. Shahin
John S. Shahin Date

Joseph Lawrence Nebe 6-17-98
Joseph Lawrence Nebe Date

John S. Shahin, Pres.
John S. Shahin, President of Buckeye Creek Corporation

STATE OF NEVADA)
COUNTY OF DOUGLAS)

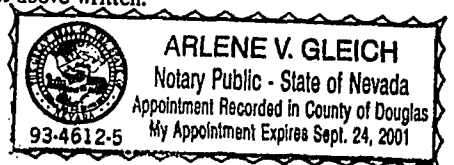
Notary Acknowledgement (Jurat)

On this 17th day of APRIL, 19 98, personally appeared before me, a Notary Public, in and for the State of Nevada, County of Douglas, JOHN S. SHAHIN known to me to be the person described in and who executed the foregoing instrument, DEED IN LIEU OF FORECLOSURE who acknowledged to me that he executed the same freely and voluntarily and for the same uses and purposes therein mentioned.

WITNESS my hand and Official Seal the day and the year in the certificate first above written.

Arlene V. Gleich
NOTARY PUBLIC in and for said County and State

(Notary Stamp)



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PK 0898 PG 2397

ESTOPPEL AFFIDAVIT

STATE OF NEVADA }SS#
COUNTY OF DOUGLAS }

JOHN S. SHAHIN, being first duly sworn, for himself deposes and says: That he is the identical party who made, executed and delivered that certain deed to JOSEPH LAWRENCE NEBE, dated the 22nd of November, 1991 conveying the following described property, to-wit: :

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

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 the 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 affect thereof, and noted 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 \$1.00 by grantee, and the full cancellation of all debt, obligations, cost, and charges secured by that certain Deed of Trust heretofore existing on said property executed by JOHN S. SHAHIN, Trustor, to Stewart Title of Douglas County as Trustee, for JOSEPH LAWRENCE NEBE as Beneficiary, dated November 22 1991 and recorded November 22, 1991 in Book 1291 of official records, page 4974, Instrument No. 268230, Douglas County, Nevada, and the reconveyance of said property under said Deed of Trust; that at the time of making said deed affiants believe 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 JOSEPH LAWRENCE NEBE which is about to acquire the title to said property in reliance thereon, and any other title company which may hereafter insure the title to said property;

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.

John S. Shahin 4/17/98
John S. Shahin Date

Joseph Lawrence Nebe 4/17/98
Joseph Lawrence Nebe Date

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EXHIBIT "A"

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, being a portion of the South 1/2 of Section 13 Township 13 North Range 20 East, M.D.B. & M., described as follows:

Parcel 2 of the Map of Division into Large Parcels for Joseph L. Nebe, Recorded December 31, 1991, in Book 1291, Page 4704, Document No. 268135, of the records of Douglas County, State of Nevada.

EXCEPTING THEREFROM all and any water and/or water rights appurtenant thereto.

Assessment Parcel No. 23-120-10

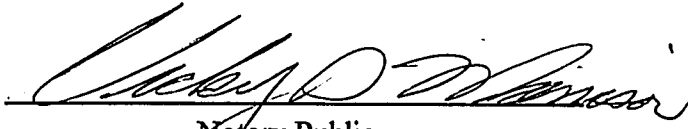
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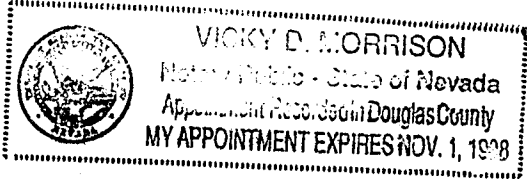
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STATE OF NEVADA
COUNTY OF Douglas

On June 17, 1998 personally appeared before me, a Notary Public,
Joseph L. Nebe Joseph Lawrence Nebe

who acknowledged the he executed the above instrument.


Notary Public



COPY

REQUESTED BY
Chris Nebe
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 AUG 12 A9:52

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LINDA SLATER
RECORDER
\$10⁰⁰ PAID OR DEPUTY