

Recording requested by:
Stewart Title of Douglas County
When recorded Mail to:
Mail Tax Statements to:
Mr. and Mrs. Garry den Heyer
1900 Pinto Circle
Gardnerville, Nv. 89410

Escrow No. 000701047
R.P.T.T. \$0
APN #1220-16-310-023, 024
FULL VALUE

GRANT DEED IN LIEU OF FORECLOSURE

By this instrument dated August 8, 2000, for valuable consideration,
JOHN P. ALLEY and SHERRY L. ALLEY, husband and wife,
Hereby grants to
GARRY DEN HEYER and CAROL DEN HEYER, husband and wife
As joint tenants

The following described real property in the State of Nevada, County of
Douglas:


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

See Estoppel Affidavit attached hereto and made a part hereof as
Exhibit "B"

Grantors, John P. Alley and Sherry L. Alley, acknowledge that this conveyance is freely
and fairly made; that the consideration received by the grantors is equal to the fair market
value of the Grantors interest to said land and that there are no agreements, oral or
written, other than this deed between grantor and grantee with respect to said land;

Dated: August 8, 2000

BY: 
JOHN P. ALLEY

By: 
SHERRY L. ALLEY

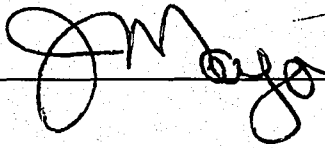
STATE OF NEVADA
COUNTY OF DOUGLAS

On August 8, 2000, before me, the undersigned Notary Public, personally appeared
JOHN P. ALLEY and SHERRY L. ALLEY, personally known to me to be the
Persons whose names are subscribed to the within instrument and acknowledged to me
that they executed the same in their authorized capacity, and that by their signatures on
the instrument the persons, executed the instrument.

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WITNESS my hand and official seal

Signature  (seal)



COPY

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EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 00701047

Lots 23 & 24, in Building C, as set forth on the map of SEQUOIA VILLAGE TOWNHOUSE-1, filed for record in the office of the County Recorder of Douglas County, Nevada, on November 14, 1979, as Document No. 38712, and as corrected by Certificate of Amendment recorded July 15, 1980, as Document No. 46136.

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COPY

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ESTOPPEL AFFIDAVIT

STATE OF NEVADA }
 }SS:
COUNTY OF DOUGLAS }

JOHN ALLEY and SHERRY ALLEY as to lot 23 and JOHN P. ALLEY and SHERRY L. ALLEY, as to lot 24, 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 GARRY DEN HEYER and CAROL J. DEN HEYER, dated the 8th day of August, 2000, conveying the following described property, to-wit:

Lots 23 & 24, in Building C, as set forth on the map of SEQUOIA VILLAGE TOWNHOUSE-1, filed for record in the office of the County Recorder of Douglas County, Nevada, on November 14, 1979, as Document No. 38712, and as corrected by Certificate of Amendment recorded July 15, 1980, as Document No. 46136.

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1220-16-310-024

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 and is payment to affiants of the sum of \$118,319.34 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 JOHN ALLEY and SHERRY ALLEY, husband and wife, Trustor, to STEWART TITLE OF DOUGLAS COUNTY as Trustee, for GARRY DEN HEYER AND CAROL DEN HEYER, husband and wife as joint tenants as Beneficiary, dated August 31, 1998, recorded September 3, 1998, in Book 998 of Official Records, Page 737-740, Instrument No. 448723, 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 therefor represents the fair value of the property so deeded;

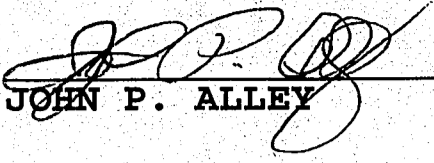
and secured by that certain Deed of Trust heretofore existing on said property executed by DERRICK TEUBER and JAIME ALLEY, husband and wife, Trustor, to STEWART TITLE OF DOUGLAS COUNTY as Trustee, for GARRY DEN HEYER AND CAROL DEN HEYER, husband and wife as joint tenants as Beneficiary, dated September 21, 1998, and recorded September 30, 1998, in Book 998 of Official Records, Page 6299-6302, Instrument No. 450635, 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 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 * 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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in any case now pending or which may hereafter be instituted,
to the truth of the particular facts hereinabove set forth.


JOHN P. ALLEY

SHERRY L. ALLEY

*

*

Date: _____

COPY

REQUESTED BY
STEWART TITLE OF DOUGLAS COUNTY

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 AUG -9 PM 3: 48

LINDA SLATER
RECORDER

\$ 11⁰⁰ PAID *Bh* DEPUTY

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