

When Recorded, Return to:

Scarpello, Huss & Oshinski, Ltd.
Ryan J. Earl, Esq.
600 E. William St., Ste. 300
Carson City, NV 89701

APN: 1320-30-211-065

~~R.P.T.T. \$~~

DEED IN LIEU OF FORECLOSURE

FOR VALUABLE CONSIDERATION receipt of which is hereby acknowledged, MONIKA K. BENSON, an individual, ("Grantor") does hereby GRANT, BARGAIN AND SELL to EVAN BRUCE 1996 TRUST ("Grantee") whose address is P.O. Box 1700, Dayton, Nevada, the real property situate in the County of Douglas, State of Nevada, more particularly described in the legal description attached hereto and incorporated herein and more commonly known as:

1755 Ironwood Drive, Minden, NV 89423

APN: 1320-30-211-065

See Exhibit "A"

TOGETHER with all the tenements, hereditaments, and appurtenances, including the easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, 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 above recited, includes full satisfaction of all obligations secured by a Deed of Trust executed by Monika K. Benson, formerly known as MONIKA K. SCHILLING and her then husband RONALD R. SCHILLING, as then husband and wife as joint tenants, Trustors, to WESTERN TITLE COMPANY, INC., Trustee for Evan Bruce, Trustee of the EVAN BRUCE 1996 TRUST, as recorded on April 28, 2000 as Document No. 490914 in the official records of Douglas County, Nevada. Pursuant to a Decree of Divorced filed in the First Judicial District Court of the State of Nevada, in and for Carson City, Monika Benson was granted exclusive right to the property and Ronald R. Schilling was released from all obligations under the Deed of Trust and the underlying Promissory Note. In addition, the consideration noted above includes full satisfaction of all obligations secured by the Deed of Trust executed by MONIKA K. BENSON, Trustor, to WESTERN TITLE COMPANY, INC., Trustee for EVAN BRUCE 1996 TRUST, Beneficiary, and recorded on August 16, 2001, in Book 801, Page 4364, Document No. 520778, Official Records of Douglas County, Nevada (collectively referred to as "the Deeds 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 Deeds of Trust above described.

Dated: November 21, 2001

GRANTEE

EVAN BRUCE 1996 TRUST

By: [Signature]
EVAN BRUCE, Trustee

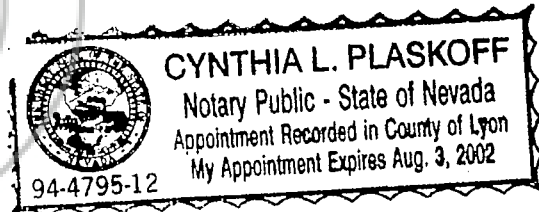
GRANTOR

[Signature]
MONIKA K. BENSON, an individual

STATE OF Nevada)
COUNTY OF Carson City ;

The above instrument was subscribed before me this 21st day of November, 2001, by Evan Bruce, Trustee for Evan Bruce 1996 Trust.

[Signature]
Notary Public



STATE OF NEVADA)
COUNTY OF Carson City ;

The above instrument was subscribed before me this 20th day of November, 2001, by Monika K. Benson.

[Signature]
Notary Public



0529699

BK 1201 PG 2839

EXHIBIT "A"

Lot 11, in Block D, as shown on the Official Map of WESTWOOD VILLAGE UNIT NO. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on October 5, 1979, in Book 1079, Page 440, Document No. 37417, and Certificate of Amendment recorded July 14, 1980, in Book 780, Page 783, Document No. 46166, and Certificate of Amendment recorded January 31, 1991, in Book 191, Page 3820, Document No. 243938.

ALSO KNOWN AS 1755 Ironwood Drive, Minden, NV 89423

Assessor's Parcel No. 1320-30-211-065

COPY

REQUESTED BY
WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2001 DEC 10 PM 12:29

LINDA SLATER
RECORDER

\$ 17⁰⁰ PAID *KJ* DEPUTY

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