

APN# 1022-12-002-006

Escrow No. 02-63683-FC  
WHEN RECORDED, MAIL TO:  
Kenneth L. & Darlene G. Brown  
750 Humbolt Road  
Crescent City, CA 95531

MAIL TAX STATEMENTS TO:  
Kenneth L. & Darlene G. Brown  
750 Humbolt Road  
Crescent City, CA 95531

R.P.T.T.\$ None

### DEED IN LIEU OF FORECLOSURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ANTHONY T. SURYAN, JR. and MARCIA J. SURYAN, husband and wife** (Grantor"), do hereby GRANT, BARGAIN and SELL to **KENNETH L. BROWN and DARLENE G. BROWN, husband and wife as joint tenants** (Grantee"), the real property situate in the County of Douglas, State of Nevada, described as follows:

A Parcel of land lying wholly within the Southwest quarter of Section 12, Township 10 North, Range 22 east, M.D.B.&M., described as follows:

Parcel 1 as set forth on that certain Parcel Map recorded in the office of the County Recorder, Douglas county, Nevada, on April 21, 1976 in Book 475, Page 927 as Document No. 89684.

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

THIS DEED is an absolute conveyance, Grantor having sold the real property above-described to grantees for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by Deed of Trust executed by ANTHONY L. SURYAN, JR., and MARCIA J. SURYAN to FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, Trustee for KENNETH L. BROWN and DARLENE G. BROWN, husband and wife as joint tenants, and recorded on November 23, 1999, in Book 1199, Page 4329, as Document No. 481403, re-recorded November 23, 1999, in Book 1299, Page 2348 as Document No. 482523 of Official Records.

Grantee joins in the execution of this Deed for the purpose of evidencing that the Grantees hereby accept this conveyance as being full satisfaction of all obligations secured by the Deed of Trust above described.

0544645

BK0602PG04320

Dated: May 14, 2002

"Grantor"

Anthony T. Suryan, Jr.  
Anthony T. Suryan, Jr.

"Grantee"

Kenneth L. Brown  
Kenneth L. Brown

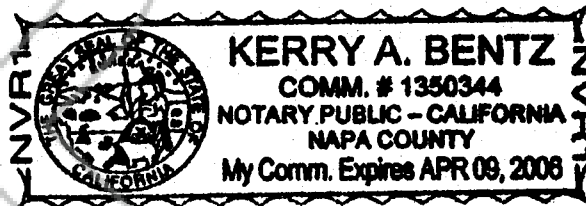
Marcia J. Suryan  
Marcia J. Suryan

Darlene G. Brown  
Darlene G. Brown

State of ~~Nevada~~ California (KAB)  
County of Napa

This instrument was acknowledged before me on May 14 2002, by ANTHONY T. SURYAN, JR. and MARCIA J. SURYAN.

Kerry A. Bentz  
Notarial Officer



State of Nevada  
County of Washoe

This instrument was acknowledged before me on May 16, 2002, by KENNETH L. BROWN and DARLENE G. BROWN.

Sharon L. Ford  
Notarial Officer



0544645

BK0602PG04321

**ESTOPPEL AFFIDAVIT**

STATE OF California )  
NEVADA )  
COUNTY OF Napa )SS

**ANTHONY T. SURYAN, JR. and MARCIA J. SURYAN**, being first duly sworn, depose and say:

1. ANTHONY T. SURYAN, JR. and MARCIA J. SURYAN ("Grantor") are the identical parties who made, executed and delivered that certain deed to KENNETH L. BROWN and DARLENE G. BROWN, husband and wife as joint tenants ("Grantee"), dated the 14th day of May, 2002 ("the Deed"), conveying that certain real property situate in the County of Douglas, Nevada, described as follows:

A Parcel of land lying wholly within the Southwest quarter of Section 12, Township 10 North, Range 22 east, M.D.B.&M., described as follows:

Parcel 1 as set forth on that certain Parcel Map recorded in the office of the County Recorder, Douglas county, Nevada, on April 21, 1976 in Book 475, Page 927 as Document No. 89684.

2. Grantor ANTHONY T. SURYAN, JR. and MARCIA J. SURYAN are married and have been husband and wife at all times pertinent to this matter.

3. The Deed is intended to be, and is, an absolute conveyance of the title to the Property to Grantee, and was not, and is not now, intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of Grantors as grantor in the Deed of convey, and by the Deed Grantors did convey to Grantee all right, title and interest of Grantors absolutely in and to the Property; and possession of the Property has been surrendered to the Grantee.

4. The consideration for the Deed was, and is, (i) the full cancellation of all debts, obligations, costs, and charges (herein collectively "Indebtedness") secured by the following described Deed of Trust (herein "Deed of Trust"), and (ii) the reconveyance of the Deed of Trust:

A Deed of Trust executed by ANTHONY T. SURYAN, JR. and MARCIA J. SURYAN, to FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, Trustee for KENNETH L. BROWN and DARLENE G. BROWN, husband and wife as joint tenants, recorded on November 23, 1999, in Book 1199, Page 4329, as Document No. 491403 of Official Records, re-recorded November 23, 1999, in Book 1299, Page 2348 as Document No. 482523 of

0544645

BK 0602 PG 04 322

Official Records, Douglas County, Nevada, and which secures a note of even date therewith evidencing an obligation in the original principal amount of SEVENTY-ONE THOUSAND SEVEN HUNDRED and NO/100 DOLLARS (\$71,700.00).

5. In the execution and delivery of the Deed, Grantor was not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress. The Deed was made by Grantor as a result of Grantors request that Grantee accept such a deed and was a free and voluntary act; at the time of making the Deed, Grantor believed, and still believe, that the Indebtedness represents a fair value of the Property so conveyed; that the Deed was not given as a preference against any other creditors of Grantors; that at the time the Deed was given there was no other person, firm, corporation or other entity, other than the grantee therein named, who had an interest either directly or indirectly in the Property and that Grantor, in offering to execute the Deed to the Grantee therein and in executing same, was not acting under any duress, undue influence, misapprehension or misrepresentation by the Grantee, or the agent, attorney or any other representative of the Grantee, and that it was the intention of Grantor as grantor in the Deed to convey, and by the Deed Grantor did convey, to the Grantee therein all of Grantors right, title, interest and estate absolutely in and to the Property.

6. There are no promises, undertakings or agreements relative to the Property other than an absolute conveyance of the Property to the Grantee for the consideration hereinbefore mentioned; and that all promises, undertakings and agreements of Grantor and Grantee relating to the conveyance of the Property are expressed and embodied in this Affidavit.

7. Grantor has not granted any interest or right in the Property to any person or entity other than Grantee, and to the actual knowledge of Grantor no other person or entity has or claims to have any interest in the Property not appearing of record, and no contract to which Grantor is a party has been entered into for the sale or conveyance of the Property other than the conveyance to Grantee; and there is no outstanding unrecorded deed of the Property to which Grantors are a party except the Deed to Grantee.

8. This Affidavit is made for the protection and benefit of the Grantee, its successors and assigns and all other parties hereafter dealing with or who may acquire an interest in the Property, and is further made to Grantee for the purpose of inducing Grantee to accept an absolute conveyance of the Property in consideration of Grantee's release of Grantors from personal liability for the Indebtedness, and particularly for the benefit of FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, which is about to insure the title to the Property thereon, and any other title company which may hereafter insure the title to the Property.

9. Your affiant 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.

Dated: May 14, 2002.

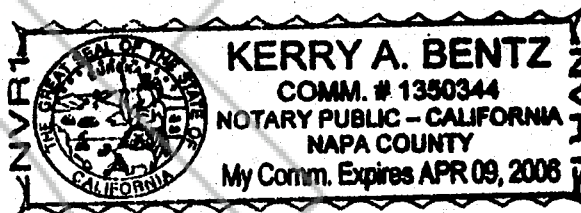
Anthony T. Suryan, Jr.  
Anthony T. Suryan, Jr.

Marcia J. Suryan  
Marcia J. Suryan

State of ~~Nevada~~ <sup>KAB</sup> California  
County of Napa

This instrument was acknowledged before me on May 14, 2002, by ANTHONY T. SURYAN, JR. and MARCIA J. SURYAN.

Kerry A. Bentz  
Notarial Officer



REQUESTED BY  
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 JUN 14 AM 11:27

LINDA SLATER  
RECORDER

\$ 18.00 PAID [Signature] DEPUTY

0544645

BK0602PG04324