

OFFICIAL RECORD

Requested By:

SHERYL RADCLIFF WALKLEY

A.P.N. #	1022-10-001-026
Recording Requested By:	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Sheryl Negrete Walkley	
✓ 1490 Albite Rd. A-1	
Wellington NV 89444	

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-1207 PG- 4859 RPIT: 542.10



DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH THAT:

Isaias Larios and Gloria Larios, husband and wife as joint tenants,
FOR VALUABLE CONSIDERATION AND SUBJECT TO THE TERMS OF THE ESTOPPEL
AFFIDAVIT ATTACHED HERETO, the receipt of which is hereby acknowledged, does hereby Grant,
Bargain, Seller and convey to

Sheryl Radcliff Walkley who acquired title as Sheryl Radcliff-Negrete a married woman
as her sole and separate property

all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated 3rd day of December, 2007.

TRUSTOR(S)

Isaias Larios
Isaias Larios

Gloria Larios
Gloria Larios

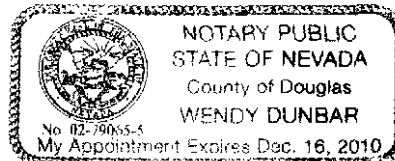
State of Nevada

County of Douglas } ss

This instrument was acknowledged before me on 12/14/07

by: Isaias Larios and Gloria Larios

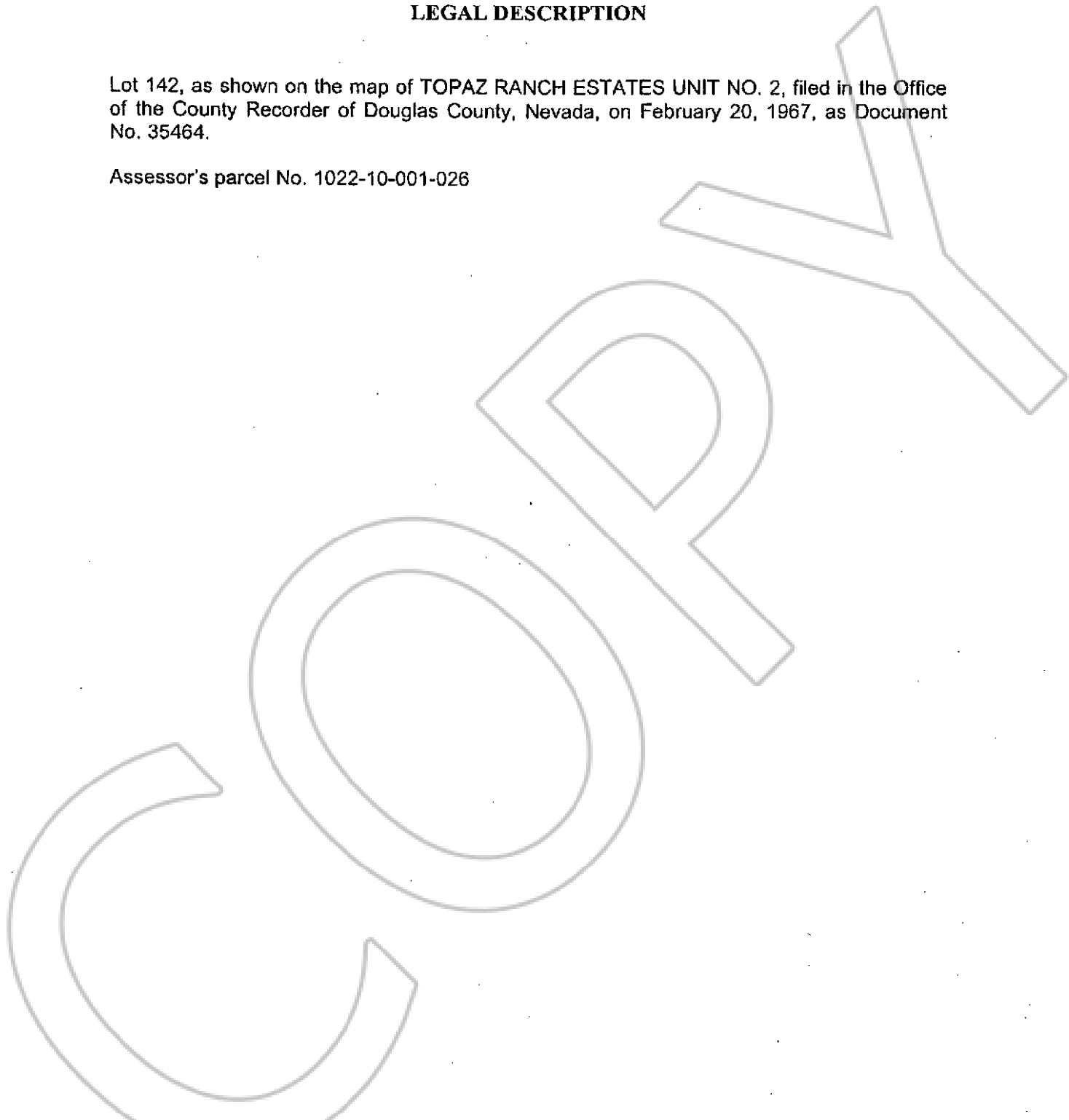
Signature: Wendy Dunbar
Notary Public



**Exhibit A
LEGAL DESCRIPTION**

Lot 142, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 2, filed in the Office of the County Recorder of Douglas County, Nevada, on February 20, 1967, as Document No. 35464.

Assessor's parcel No. 1022-10-001-026



(One Inch Margin on all sides of Document for Recorder's Use only)

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ESTOPPEL AFFIDAVIT

State of Nevada
County of Douglas

Isaias Larios and Gloria Larios, husband and wife as joint tenants, being first duly sworn, deposes and says:

That Isaias Larios and Gloria Larios, husband and wife as joint tenants is the identical party who executed and delivered that certain Deed in Lieu of Foreclosure to Sheryl Radcliff Walkley who acquired title as Sheryl Radcliff-Negrete, dated December 3, 2007, conveying the property as described on the attached Exhibit "A".

That the aforesaid Deed is an absolute conveyance of the title to said property to the Grantee, and not a mortgage, trust conveyance, or security of any kind. AFFIANT CONVEYS TO THE GRANTEE ALL OF THE RIGHT, TITLE, INTEREST AND POSSESSION TO THE PROPERTY. That it was a free and voluntary act; that I/we was/are not acting under any coercion or duress; that the consideration for said Deed is the full cancellation of all debts, obligations, costs and charges secured by that certain Deed of Trust heretofore existing on said property, executed by Isaias Larios and Gloria Larios, husband and wife as joint tenants, as Trustor, to Stewart Title of Douglas County, as trustee for the benefit of Sheryl Radcliff Walkley who acquired title as Sheryl Radcliff-Negrete, as Beneficiary, which was recorded on 11/30/2005, as Instrument No. 0661838, in Book 1105, of Official Records, Douglas County, Nevada and the reconveyance of that Deed of Trust. Affiant believes that the consideration represents a fair value for the deeded property.

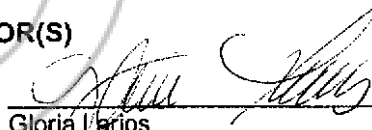
That this affidavit is made for the protection and benefit of the Grantee in the Deed, its successors and assigns and all other parties who may acquire an interest in the property herein described.

That 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 herein above set forth.

TRUSTOR(S)



Isaias Larios



Gloria Larios

The grantee joins in the execution of this instrument in acceptance of the terms and conditions contained herein

BENEFICIARY(IES)



Sheryl Radcliff Walkley

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BK- 1207
PG- 4861