

DOC # 719064
03/04/2008 01:40PM Deputy: DW
OFFICIAL RECORD
Requested By:
WESTERN TITLE INC CARSON
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 3 Fee: 16.00
BK-308 PG-691 RPTT: 1,526.85

APN 1420-28-112-005
RPTT \$1,526.85

AFTER RECORDATION RETURN TO:
WESTERN TITLE COMPANY, INC.
2310 S. Carson St., #5B
Carson City NV 89701



016944-LMS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

[Signature] Grantee
Signature Title
JOE GAUDREAU
Print Name

This document is being recorded as an accommodation only.

DEED IN LIEU OF FORECLOSURE

FOR VALUABLE CONSIDERATION receipt of which is hereby acknowledged KATSARIS CONSTRUCTION, LLC, a Nevada limited liability company, ("Grantor") does hereby GRANT, BARGAIN and SELL to JOE JOHN GAUDREAU, a married man as his sole & separate ("Grantee") whose address is 2017 Rocking Horse Road, Gardnerville, NV 89410 ^{property}, the real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

Lot 234, in Block F, as shown on the Final Map No. PD99-02-04 for SARATOGA SPRINGS ESTATES UNIT NO. 4, a Planned Unit Development recorded in the office of the County Recorder of Douglas County, Nevada, on May 19, 2000 in Book 500, Page 4445, as Document No. 492337, and by Certificate of Amendment recorded November 30, 2000, in Book 1100, Page 6042, Document No. 504169.

APN: 1420-28-112-005

TOGETHER with all the tenements, hereditaments and appurtenances, including 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, being full satisfaction of all obligations secured by Deed of Trust executed by KATSARIS CONSTRUCTION, LLC, a Nevada limited liability company, Trustor, to Western Title Company, a Nevada corporation, Trustee in favor of JOE JOHN GAUDREULT, a ~~married man as his sole & separate~~ ^{property} Beneficiary, and recorded on February 6, 2007, in Book 207, Page 1591, as Document No. 694432, 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 above described.

DATED: February 25, 2008

GRANTOR

KATSARIS CONSTRUCTION, LLC,
a Nevada limited liability company

By: 



GRANTEE

[Signature]
JOE JOHN GAUDREULT

STATE OF NEVADA)
COUNTY OF Douglas)

The above instrument was acknowledged before me this 27 day of Feb, 2008 by FRANCES KATSARIS as MANAGING MEMBER of KATSARIS CONSTRUCTION, LLC, a Nevada limited liability company.

[Signature]
NOTARY PUBLIC



STATE OF NEVADA)
COUNTY OF Douglas)

The above instrument was acknowledged before me this 25 day of Feb, 2008, by JOE JOHN GAUDREULT.

[Signature]
NOTARY PUBLIC

