

DOC # 720884
04/04/2008 03:29PM Deputy: EM
OFFICIAL RECORD
Requested By:
FIRST AMERICAN - NVOD LA
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 5 Fee: 18.00
BK-408 PG-1266 RPTT: 13.65

Recording Requested By:
First American Title
APN# 1319-15-000-015
When Recorded Mail This Deed & Tax Statements To
ES Financial Corporation
1070 S. Callier #608
Marco Island FL 34145



DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 22 day of January, 2008, by and between Lillian L. James-Roan, a married woman, Party of the First Part/Grantor, and Walley's Partners Limited partnership, a Nevada Partnership, Party of the Second Part/Grantee,

WITNESSETH:

That the said Party of the First Part, in consideration for the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America to him in hand paid by the said Party of the Second Part, the receipt whereof is hereby acknowledged, does by these presents, grant bargain and sell unto the said party of the Second Part, and to his heirs and assigns forever, all that certain real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Party of the Second Part, and to his heirs and assigns forever.

This Deed in Lieu of Foreclosure is an absolute conveyance, the Party of the First Part having sold said land to the Party of the Second Part for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by Lillian L. James-Roan, a married woman to Stewart Title of Douglas County, a Nevada corporation, Trustee for Walley's Partners Limited Partnership, a Nevada limited partnership, Beneficiary, recorded on October 16, 2001, in Book 1001, Page 4693 as Instrument No. 0664727,

Official Records of Douglas County, Nevada. Party of the First Part declare(s) that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this Deed in Lieu of Foreclosure between the parties hereto with respect to the property hereby conveyed.

IN WITNESS WHEREOF, the party of the First Part has executed this conveyance the day and year first hereinabove written.


Lillian L. James-Roan

STATE OF _____


ss

COUNTY OF _____

On this _____ day of _____, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

_____ known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that he/she/they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.


NOTARY PUBLIC

MAIL TAX STATEMENTS TO:

Walley's Partners Limited Partnership
PO Box 158
Genoa NV 89411



BK-408
PG-1267

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Solano

On January 22, 08 before me, Tina L. M. Curry, Notary Public
(Here insert name and title of the officer)

personally appeared Lillian L. James - Roan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tina L. M. Curry
 Signature of Notary Public



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/~~she~~/~~they~~, ~~is~~/~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

| | |
|--|------------------------------|
| DESCRIPTION OF THE ATTACHED DOCUMENT | |
| <u>Deed in lieu of Foreclosure</u> <small>(Title or description of attached document)</small> | |
| <small>(Title or description of attached document continued)</small> | |
| Number of Pages <u>2</u> | Document Date <u>1/22/08</u> |
| <small>(Additional information)</small> | |

| | |
|--|--|
| CAPACITY CLAIMED BY THE SIGNER | |
| <input type="checkbox"/> Individual (s) | |
| <input type="checkbox"/> Corporate Officer | |
| <small>(Title)</small> | |
| <input type="checkbox"/> Partner(s) | |
| <input type="checkbox"/> Attorney-in-Fact | |
| <input type="checkbox"/> Trustee(s) | |
| <input type="checkbox"/> Other _____ | |



SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

Print Name:

Walley's Partners Limited Partnership

Address:

PO Box 158

City:

Genoa,

State:

Zip:

NV 89411

**COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: ES Financial Corporation

Escrow # N/A

Address: 3200 Broadmoor Ave SE

City: Grand Rapids MI 49512

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)



BK-408
PG-1269

AFFIDAVIT

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

Walley's Partners Limited Partnership,
a Nevada limited partnership

Grantee herein, being first duly sworn upon oath, deposes and says:

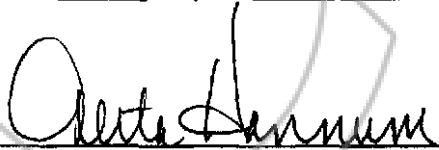
That he or she has read the foregoing Deed in Lieu of Foreclosure from Lillian L. James-Roan, a married woman, Interval # 0203334C, and knows the contents thereof, and that every statement contained in the terms, warranties and covenants therein set forth is true of his or her own knowledge; that the parties named as Grantees in executing this Affidavit hereby accept said Deed in Lieu of Foreclosure and agree to its terms and covenants and approve the warranties therein contained.

WALLEY'S PARTNERS LIMITED PARTNERSHIP,
a Nevada limited partnership



Tatiana Robinson
Authorized Agent

Subscribed, Sworn to and Acknowledged before me
this 7th day of MARCH, 2008.



NOTARY PUBLIC

