

OFFICIAL RECORD

Requested By:
NORTHERN NEVADA TITLE

COMPANY

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0409 PG- 5843 RPTT: 0.00



A.P.N. 1420-29-612-007, 1420-29-715-010
1420-29-715-011, 1420-29-715-012
Escrow No. 2090274

RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

Quails Nest Trust - William W. Nichols
220 Sheridan Creek Court
Gardnerville, NV 89460

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s): Documentary transfer tax is \$xxx

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at time of sale
- Unincorporated area: City of _____, and
- Realty not sold.

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH: That Thomas Reynolds and Camille Reynolds, husband and wife as joint tenants in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **William W. Nichols, Trustee of The Quails NEST TRUST DATED 1999**

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

Lot 284, Block A, and Lots 338, 339 and 340, Block E as shown on the Final Map #PD99-02-08 of SARATOGA SPRINGS ESTATES UNIT 8, A PLANNED DEVELOPMENT, filed in the Office of the Douglas County Recorder on October 18, 2004, as Document No. 626992.

"THIS DEED IS AN ABSOLUTE CONVEYANCE, THE GRANTOR HAVING SOLD SAID LAND TO THE GRANTEE FOR A FAIR AND ADEQUATE CONSIDERATION, SUCH CONSIDERATION, IN ADDITION TO THAT ABOVE RECITED, BEING FULL SATISFACTION OF ALL OBLIGATIONS SECURED BY THE MORTGAGE (DEED OF TRUST) EXECUTED BY Thomas Reynolds & Camille Reynolds, TRUSTOR TO Stewart Title Co., a Nevada corporation, AS TRUSTEE IN FAVOR OF The Quails Nest Trust, dated 1999, c/o William W. Nichols TTEE, AS BENEFICIARY RECORDED March 10, 2005, IN BOOK 305, OFFICIAL RECORDS OF THE COUNTY OF DOUGLAS, STATE OF NEVADA, AT PAGE 4006, DOCUMENT NO. 0638572.

GRANTOR DECLARE THAT THIS CONVEYANCE IS FREELY AND FAIRLY MADE, AND THAT THERE ARE NO AGREEMENTS, ORAL OR WRITTEN, OR OTHER THAN THIS DEED BETWEEN THE GRANTOR AND GRANTEE WITH RESPECT TO SAID LAND."

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

Witness _____ hand _____ this 22nd day of

April 2009

Thomas Reynolds
Thomas Reynolds

Camille Reynolds
Camille Reynolds

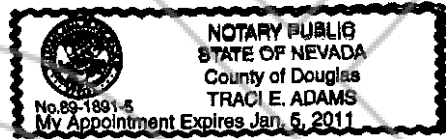
STATE OF NEVADA

COUNTY OF Douglas

On April 22, 2009 personally appeared before me, a Notary Public,

Thomas Reynolds and Camille Reynolds
who acknowledged that he executed the above instrument.

Signature: Traci E. Adams



This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

