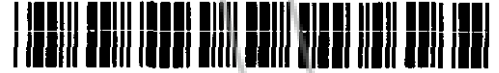


OFFICIAL RECORD

Requested By:
 STEWART TITLE - DOUGLAS

Douglas County - NV
 Karen Ellison - Recorder
 Page: 1 Of 4 Fee: 17.00
 BK-0909 PG- 2043 RPTT: 0.00



A.P.N. #	1320-04-001-005, 1320-04-001-052, 1320-04-001-059, 1320-04-001-049, 1320-04-001-083
Escrow No.	1021908
Recording Requested By:	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Ramsden Properties LTD	
8838 Haybourne Rd.	
Minden, NV 89403	

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH THAT:

Miles Partners, LLC a limited liability company,
 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, Sell and convey to
 Ramsden Properties, LTD a limited liability company

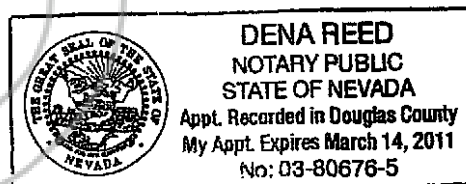
all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

See Exhibit "B" attached hereto and by reference made a part hereof for estoppel terms Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated 8TH day of SEPTEMBER, 2009.

Miles Partners, LLC
 By: William D. Miles, its Manager



State of Nevada }
 County of Douglas } ss

This instrument was acknowledged before me on 9-8-09
 by: William D Miles, mgr - Miles Partners
 Signature:
 Notary Public



**Exhibit A
LEGAL DESCRIPTION**

File Number: 1021908

Parcel 1:

Lot 11 in Block D, together with that portion of Mid Valley Parkway as abandoned on September 1, 1995 in Book 995 at Page 42 as File No. 369679, Official Records, as shown on the official map of Carson Valley Business Park Phase 1, recorded in the Office of the Douglas County Recorder, State of Nevada, on September 21, 1993 in Book 933, at Page 3579as File No. 318-19, Official Records.

Reference is hereby made to that certain Record of Survey Map in support of a Boundary Line Adjustment recorded on July 28, 1995 in Book 795 at Page 4518 as Document No. 367095, Official Records.

APN: 1320-04-001-005

Parcel 2:

Being a portion of Block K as shown on the Final Map #1015-2 fir Carson Valley Business Park Phase 2, recorded in the office of the Douglas County Recorder, State of Nevada, on September 3, 1998 in Book 998 at Page 562, as File No. 448664, Official Records further described as follows:

Lot 36, 38 and 39 as set forth on Record of Survey #7 for Carson Valley Business Park, Phase 2, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on July 27, 2004 in Book 0704, Page 11907, as Document No. 619925, and by Certificate of Amendment recorded November 2, 2004, Book 1104, Page 1057, Document No. 0628226, Official Records of Douglas County, Nevada.

APNS: 1320-04-001-052 (Lot 36), 1320-04-001-050 (Lot 38), 1320-04-001-049 (Lot 39)

Parcel 3:

A parcel of land located within a portion of Section 4, Township 13 North, Range 20 East, Mount Diablo Meridian, described as follows:

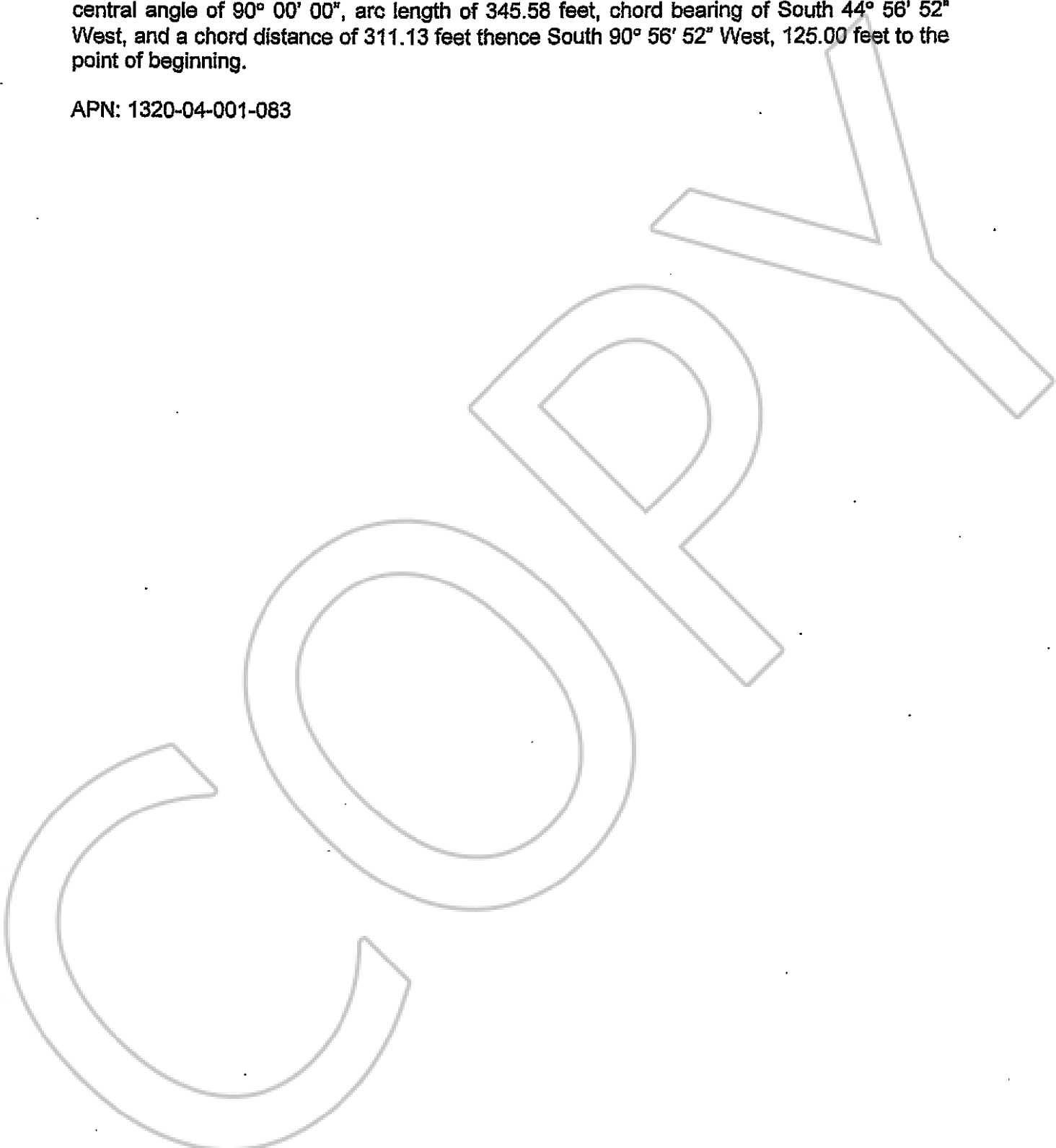
Commencing at the Southwest corner of Lot 44 as shown on Record of Survey #7 for Carson Valley Business Park (Phase 2) filed for recorded July 27, 2004 in the office of the Recorder, Douglas County, Nevada as Document No. 619925, the point of beginning;

Thence along the west boundary of said Lot 44 and the west boundary of Lot 401 as shown on the Record of Survey for Carson Valley Business Park filed for record April 25, 2005 in said office of the Recorder as Document No. 642544, North 00° 03' 08" West, 251.50 feet; thence North 89° 56' 52" East, 345.00 feet to a point on the west right-of-way of Precision



Drive as shown on said Record of Survey, Document No. 642544; thence South $00^{\circ} 03' 08''$ East, 31.50 feet; thence along the arc of a curve to the right having a radius of 220.00 feet; central angle of $90^{\circ} 00' 00''$, arc length of 345.58 feet, chord bearing of South $44^{\circ} 56' 52''$ West, and a chord distance of 311.13 feet thence South $90^{\circ} 56' 52''$ West, 125.00 feet to the point of beginning.

APN: 1320-04-001-083





**EXHIBIT B
ESTOPPEL AFFIDAVIT**

State of Nevada
County of Douglas

Miles Partners, LLC a limited liability company, being first duly sworn, deposes and says:

That Miles Partners, LLC a limited liability company is the identical party who executed and delivered that certain Deed in Lieu of Foreclosure to Ramsden Properties, LTD a limited liability company, dated, 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 Miles Partners, LLC a limited liability company, as Trustor, to, as trustee for the benefit of Ramsden Properties, LTD a limited liability company, as Beneficiary, which was recorded on, as Instrument No., in Book, 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, and particularly for the benefit of the title company about to insure the title to said property in reliance thereon, and for any other title company which may hereafter be instituted, to the truth of the particular facts herein above set forth.

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)

Miles Partners, LLC, a Nevada limited liability company by William D. Miles, its; Manager

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

BENEFICIARY(IES)

Ramsden Properties, LTD, a limited liability company by William Ramsden, its member