

DOC # 758078
02/02/2010 02:58PM Deputy: DW
OFFICIAL RECORD
Requested By:
WESTERN TITLE INC RIDGE
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-210 PG-474 RPTT: 220.35

APN 1319-10-111-015

AFTER RECORDATION RETURN TO:

WESTERN TITLE COMPANY, LLC
2310 S. CARSON STREET #5B
CARSON CITY NV 89701



030626-ARW

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

Cheryl Dwyer
Signature Title
Escrow Officer

DEED IN LIEU OF FORECLOSURE

FOR VALUABLE CONSIDERATION receipt of which is hereby acknowledged EDWARD R. LITTLE, Trustee of the Edward R. Little Revocable Living Trust dated June 26, 2007, ("Grantor") does hereby GRANT, BARGAIN and SELL to JAMES D. WARNICK and SHERI L. WARNICK, husband and wife as joint tenants, ("Grantee") whose address is P. O. Box 1095, Genoa, NV 89411, the real property situate in the State of Nevada, County of Douglas, more particularly described as follows:

Lot 108 as set forth on the Final Map entitled GENOA LAKES PHASE 3 UNIT 2, a Planned Unit Development, recorded May 1, 1995, in Book 595 of Official Records, at Page 78, Douglas County, Nevada, as Document No. 361251.

APN: 1319-10-111-015

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 EDWARD LITTLE, an unmarried man, as Trustor, to JAMES D. WARNICK, a married man, as Beneficiary, and recorded on August 25, 2008, in Book 808, Page 4026, as Document No. 728858, 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: January 29, 2010

GRANTOR:

**THE EDWARD R. LITTLE REVOCABLE
LIVING TRUST DATED JUNE 26, 2007**

By Edward R. Little, Trustee
EDWARD R. LITTLE, TRUSTEE

GRANTEE:

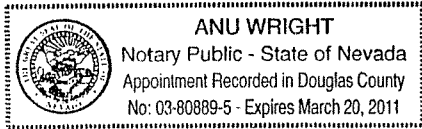
James Warnick
JAMES WARNICK

Sheri L. Warnick
SHERI L. WARNICK



STATE OF NEVADA)
 :
CARSON CITY)

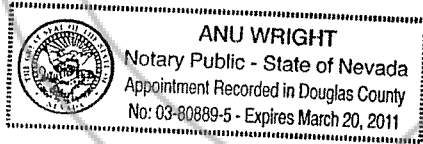
The above instrument was acknowledged before me this 29th
day of January, 2010, by EDWARD R. LITTLE,
as Trustee of the Edward R. Little Revocable Living Trust dated
June 26, 2007.



Anu Wright
NOTARY PUBLIC

STATE OF NEVADA)
 :
CARSON CITY)

The above instrument was acknowledged before me this 29th
day of January, 2010, by JAMES WARNICK and SHERI L.
WARNICK.



Anu Wright
NOTARY PUBLIC