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Assessor's Parcel Number: 1219-03-002-077

Recording Requested By:

✓ Name: DIANE A. BEATON-VISOUL

Address: 2304 E. VENTURE TRAIL

City/State/Zip HARRISON, ID 83833

Real Property Transfer Tax:

DOC # **0774731**
12/01/2010 02:39 PM Deputy: SG

OFFICIAL RECORD

Requested By:
DIANE BEATON VISOUL

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 5 Fee: 18.00
BK-1210 PG- 0237 RPTT: 0.00



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DEED IN LIEU OF FORECLOSURE

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

A.P.N. 1219-03-002-077

DEED IN LIEU OF FORECLOSURE

STATE OF NEVADA)

COUNTY OF DOUGLAS)

This Deed in Lieu of Foreclosure is made and entered into on the dates set forth below by ARTHUR HOUSTON and JEANNE ZEMAREL, both unmarried persons, as joint tenants ("Grantors") in favor of DIANE ARLENE BEATON-VISOUL, as trustee of THE BEATON TRAIL TRUST, as restated in full, September 17, 2010, formerly DIANE BEATON, Trustee of THE BEATON TRAIL TRUST, dated December 20, 2005 ("Grantee").

WITNESSETH:

THAT for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other good and valuable consideration, including 1) Grantee's forbearance to sue for a deficiency on a promissory note, 2) Grantee's waiver of right to claim that Grantors pay back taxes on the property and 3) Grantee's agreement to have Grantor Jeanne Zemarel, a licensed Nevada realtor, sell the property under an exclusive six-month listing agreement, multiple-listed in northern Nevada with a 5% commission to be split between the listing and selling agents, the receipt, adequacy and sufficiency of which consideration is hereby acknowledged by Grantors,

Grantors have bargained, sold and by these presents do hereby bargain, sell, remise, release and forever quitclaim unto and in favor of Grantee, Grantee's heirs, successors and assigns, all of Grantors' right, title, interest, claim or demand which Grantors have or may have in and to that certain tract or parcel of land, together with any improvements located thereon, commonly known as 1283 Foothill Road, Gardnerville, Nevada 89460, which is described as follows:

Parcel 4C as set forth on Parcel Map #1 for Coldwell Banker Itildo, Inc. filed for record in the office of the County Recorder, Douglas County, Nevada, on June 11, 1991, in Book 691, Page 1591, as Document No. 252631 and Certificate of Amendment recorded October 6, 1992, in Book 1092, Page 1021, as Document No. 290176,

To have and to hold the Property unto Grantee, Grantee's heirs, successors and assigns, so that neither Grantors, Grantors' heirs, successors and assigns, nor any other person or persons claiming by through or under Grantors shall have any right, title or interest in or to the Property.

The conveyance set forth herein by Grantors to Grantee is made in lieu of the foreclosure by Grantee of that certain Deed of Trust dated January 8, 2008 to secure an indebtedness in which the Trustors were Arthur Houston, an unmarried man, and Jeanne Zemarel, an unmarried woman; the Trustee was Marquis Title & Escrow Inc., a Nevada corporation, and the Beneficiary

was Diane A. Beaton, Trustee of THE BEATON TRAIL TRUST, dated December 20, 2005, and Recorded on January 11, 2008, in Book 0108, Page 2382, as Document No. 716112, of Official Records.

Grantee takes the Property "as is" and subject to all taxes, liens, covenants, conditions, restrictions, easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and all other appurtenances thereunto.

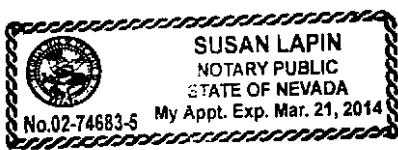
This deed is an absolute conveyance, the Grantors having conveyed the real estate to the Grantee for a fair and adequate consideration. Such consideration, in addition to that recited above, is full satisfaction of all obligations secured by the Deed of Trust recited above. The Grantors shall owe no payments to the Grantee or a third party arising from the real estate.

IN WITNESS WHEREOF, the Grantors have hereunto affixed their hands as of the day and year first above written.

STATE OF NEVADA)
)
) :SS
COUNTY OF Douglas)
Arthur Houston
ARTHUR HOUSTON
Grantor

On Nov. 10, 2010
before me, the undersigned, a Notary Public in and for said County and State, personally appeared ARTHUR HOUSTON personally known to be (or proved to me on the basis of satisfactory evidence) to be the person whose name is described in the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and Official Seal,
Susan Lapin
NOTARY PUBLIC Commissioned for said County and State



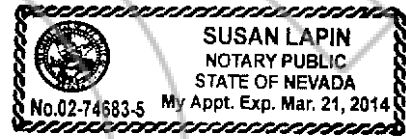
Notary Public

STATE OF NEVADA)
)
) :ss
COUNTY OF Douglas)

Jeanne Zemarel
JEANNE ZEMAREL
Grantor

On NOV. 10, 2010
before me, the undersigned, a Notary
Public in and for said County and State,
personally appeared
JEANNE ZEMAREL
personally known to be (or proved to me
on the basis of satisfactory evidence) to
be the person whose name is described in
the within instrument, and acknowledged
to me that she executed it.

WITNESS my hand and Official Seal,
[Signature]
NOTARY PUBLIC Commissioned for
said County and State



Notary Public

STATE OF IDAHO)
)
) :ss
COUNTY OF Kootenai)

Diane Arlene Beaton-Visoul, Trustee
DIANE ARLENE BEATON-VISOUL, as Trustee of THE
BEATON TRAIL TRUST, as restated in full, September
17, 2010
Grantee

On Nov 18, 2010,
before me, the undersigned, a Notary
Public in and for said County and State,
personally appeared
DIANE ARLENE BEATON-VISOUL
personally known to be (or proved to me
on the basis of satisfactory evidence) to
be the person whose name is described in
the within instrument, and acknowledged
to me that she executed it.

WITNESS my hand and Official Seal,
Christina Nobile
NOTARY PUBLIC Commissioned for
said County and State

CHRISTINA NOBILE
NOTARY PUBLIC
STATE OF IDAHO

Notary Public