




A.P.N. #	1220-08-410-002,004;1220-08-812-002,008,010,017,022;023,040,045,047,054,059;066,070,075,076,079
Escrow No.	1025178DR
Recording Requested By:	
	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Sierra Financial Mortgage	
3060 G. S. RICHARDS BLVD	
CARSON CITY, NV 89703	

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH THAT:

J & L Ventures, a Nevada 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 Rocky Terrace Group, LLC, a Nevada limited liability company all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

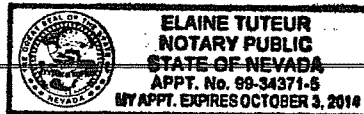
See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

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

Dated 3rd day of March, 2011.
TRUSTOR(S)

J & L Ventures, LLC
 BY: Lawrence R. Walsh
 Lawrence R. Walsh
 Managing member

BY: Jeffrey P. Pisciotto
 Jeffrey P. Pisciotto
 Managing member



State of Nevada }
 County of Douglas } SS

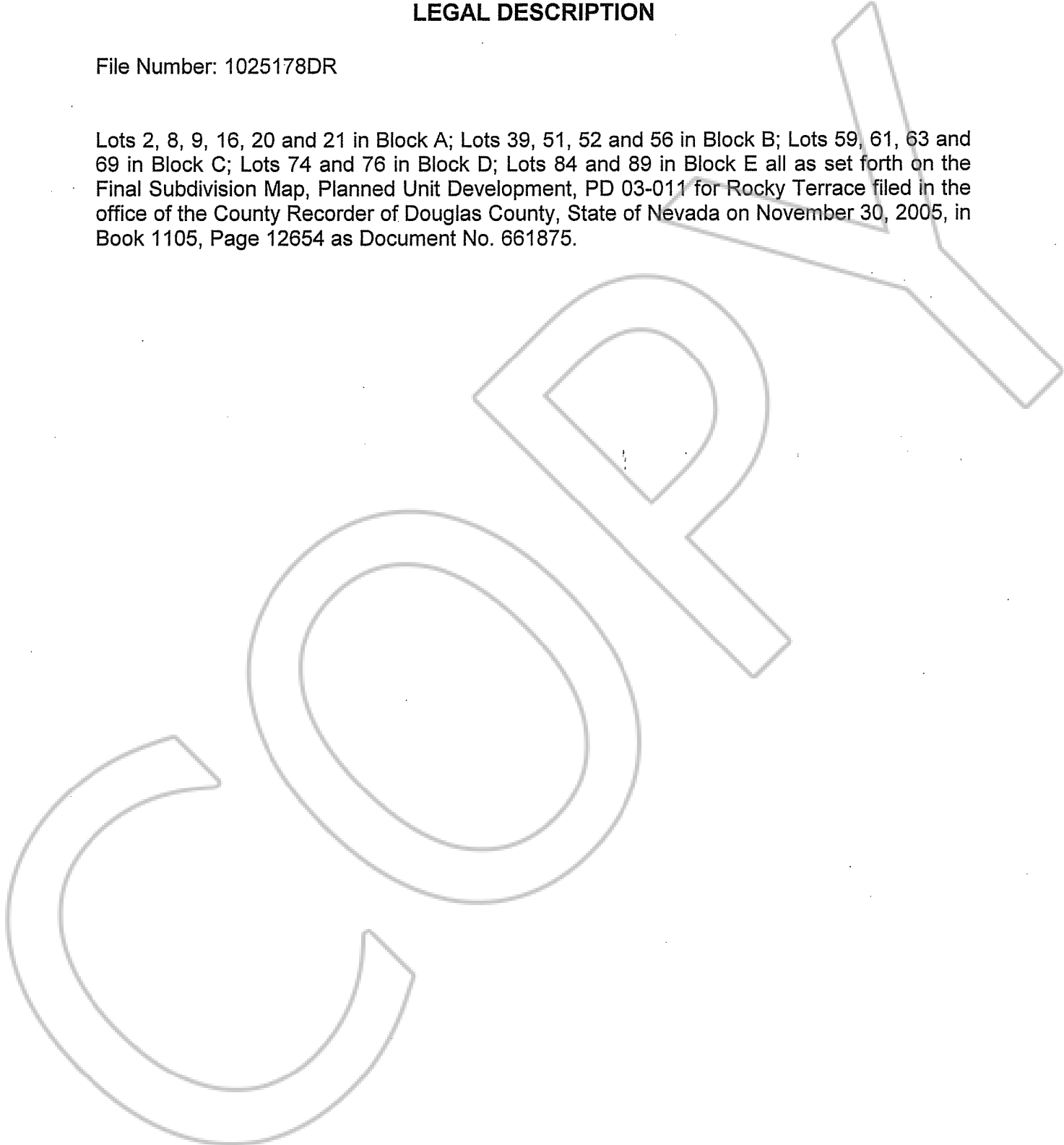
This instrument was acknowledged before me on 3/3/2011
 by: Lawrence R. Walsh and Jeffrey P. Pisciotto
 Signature: Elaine Tuteur
 Notary Public



**Exhibit A
LEGAL DESCRIPTION**

File Number: 1025178DR

Lots 2, 8, 9, 16, 20 and 21 in Block A; Lots 39, 51, 52 and 56 in Block B; Lots 59, 61, 63 and 69 in Block C; Lots 74 and 76 in Block D; Lots 84 and 89 in Block E all as set forth on the Final Subdivision Map, Planned Unit Development, PD 03-011 for Rocky Terrace filed in the office of the County Recorder of Douglas County, State of Nevada on November 30, 2005, in Book 1105, Page 12654 as Document No. 661875.





ESTOPPEL AFFIDAVIT

State of Nevada
County of Douglas

J & L Ventures, a Nevada limited liability company, being first duly sworn, deposes and says:

That J & L Ventures, a Nevada limited liability company is the identical party who executed and delivered that certain Deed in Lieu of Foreclosure to Rocky Terrace Group, LLC a Nevada limited liability company dated March 3, 2011, 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 J & L Ventures, a Nevada limited liability company, as Trustor, to Stewart Title of Nevada as successor to Stewart Title of Douglas County, as trustee for the benefit of

American Property Services, LLC, a Nevada limited liability company, as to an undivided 3.77550% interest; Angie B. Quilici as Trustee of the Angie B. Quilici 2005 Trust, as to an undivided 1.63265% interest; Cal Williams and Catherine Williams, husband and wife as joint tenants with right of survivorship, as to an undivided 1.02041% interest; DJ Ventures, LLC, a Washington limited liability company, as to an undivided 2.04082% interest; Donald B. Snow and Janet M. Snow as Trustees of the Snow Family Trust, as to an undivided 5.10204% interest; Edward Graham and Louis Graham, husband and wife as joint tenants with right of survivorship, as to an undivided 2.04082% interest; Security State Bank Custodian: FBO Elliott J. Ashford Self-Directed IRA Acct#: IRA-1447T, as to an undivided 2.04082% interest; George N. Valerio as Trustee of the George N. Valerio Trust dtd 9/25/06, as to an undivided 2.04082% interest; Lisa Lekumberry as Trustee of the Giovacchini Family 1989 A Trust, as to an undivided 20.40816% interest; Laurie A. Feldman, a married woman as her sole and separate property, as to an undivided 2.04082% interest; Leigh Rodney as Trustee of the Leigh Rodney Living Trust, as to an undivided 20.40816% interest; Lisa Speth-Jones, a married woman as her sole and separate property, as to an undivided 1.12244% interest; Loth E. Lieberstein as Trustee of The Loth E. Lieberstein Trust, as to an undivided 4.08163% interest; Patrick Speth, a married man as his sole and separate property, as to an undivided 0.91836% interest; Chris McCune as Trustee as the Pauline Schwamb Trust, as to an undivided 2.34694% interest; Phillip Speth, a married man as his sole and separate property, as to an undivided 2.04082% interest; Robert Watson as Trustee of the Robert Watson Trust, as to an undivided 4.08163% interest; Ronald Sobczak as Trustee of the Ronald Sobczak 2001 Revocable Trust, as to an undivided 2.04082% interest; Susen L. Speth-Briganti, a single woman, as to an undivided 1.02041% interest; Terrence Denman, a single man, as to an undivided 2.04082% interest; Terrence Denman as Trustee of the Terrence Denman MD Inc. Profit Sharing Plan, as to an undivided 1.93878% interest; Elliott J. Ashford as Co-Trustee of the Gene Whitworth Trust as to an undivided 4.08163% interest; Theodore Lambertson, a single man, as to an undivided 6.12245% interest; Thomas Dudley as Trustee of the Tom & Michelle Dudley Family Trust, as to an undivided 3.57143% interest; Ellen G. Clark as Trustee of the Clark Family Trust as to an undivided 2.04082% interest; all in pari passu



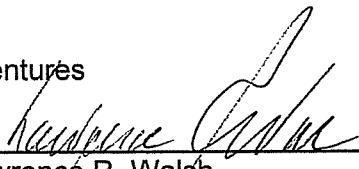
, as Beneficiary, which was recorded on 10/31/2006, as Instrument No. 687688, in Book 1006, of Official Records, Douglas County, Nevada and the reconveyance of that Deed of Trust. Affiant believes that the consideration represents a fair value for the deeded property.

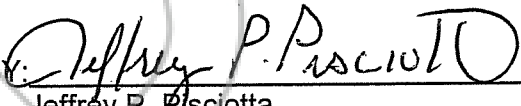
That this affidavit is made for the protection and benefit of the Grantee in the Deed, its successors and assigns and all other parties who may acquire an interest in the property herein described, and particularly for the benefit of the title company about to insure the title to said property in reliance 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)

J&L Ventures

BY: 
Lawrence R. Walsh
Managing member

BY: 
Jeffrey P. Pisciotto
Managing member

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

BENEFICIARY(IES)

Rocky Terrace Group, LLC

BY: 
Randal S. Kuckenmeister
Manager