


DOC # 797546
 02/21/2012 09:20AM Deputy: KE
OFFICIAL RECORD
 Requested By:
 Stewart Title - Carson
 Douglas County - NV
 Karen Ellison - Recorder
 Page: 1 of 4 Fee: \$17.00
 BK-212 PG-3638 RPTT: 126.75

A.P.N. #	1022-12-002-006
RPTT	\$126.75
Escrow No.	1045622DR
Recording Requested By:	
	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Mr and Mrs Brown	
4255 Hwy 208	
Wellington, NV 89444	



DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH THAT:

John M. Moss and Penny Moss, husband and wife as joint tenants,
 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
 Kenneth L. Brown and Darlene G. Brown, husband and wife as joint tenants

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.

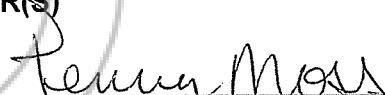
Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated Feb day of 16 2012.

TRUSTOR(S)



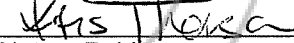
 John M. Moss



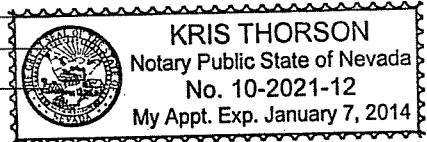
 Penny Moss

State of NV }
 } ss
 County of Douglas }

This instrument was acknowledged before me on 2-16-12
 by: Kenneth L. Brown and Darlene G Brown

Signature: 

 Notary Public





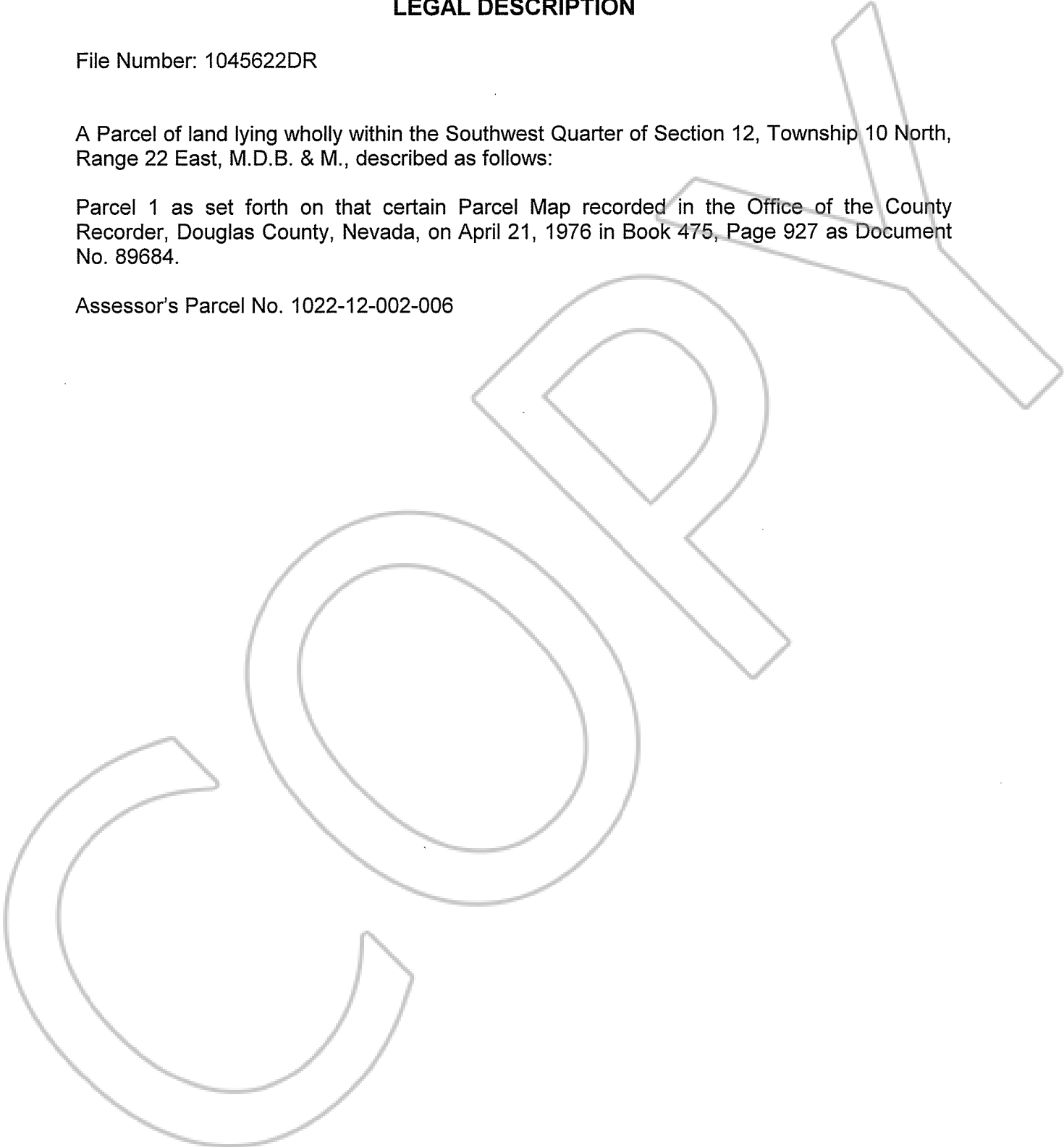
**Exhibit A
LEGAL DESCRIPTION**

File Number: 1045622DR

A Parcel of land lying wholly within the Southwest Quarter of Section 12, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

Parcel 1 as set forth on that certain Parcel Map recorded in the Office of the County Recorder, Douglas County, Nevada, on April 21, 1976 in Book 475, Page 927 as Document No. 89684.

Assessor's Parcel No. 1022-12-002-006





ESTOPPEL AFFIDAVIT

State of Nevada
County of Douglas

John M. Moss and Penny Moss, husband and wife as joint tenants, being first duly sworn, deposes and says:


That John M. Moss and Penny Moss, husband and wife as joint tenants is the identical party who executed and delivered that certain Deed in Lieu of Foreclosure to Kenneth L. Brown and Darlene G. Brown, husband and wife as joint tenants, dated 2-16-12, 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 we 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 John M. Moss and Penny Moss, husband and wife as joint tenants, as Trustor, to Stewart Title of Douglas County, as trustee for the benefit of Kenneth L. Brown and Darlene G. Brown, husband and wife as joint tenants, as Beneficiary, which was recorded on 10/17/2003, as Instrument No. 0593872, in Book 1003, 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.

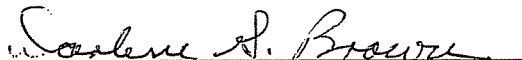
That this affidavit is made for the protection and benefit of the Grantee in the Deed, its successors and assigns and all other parties who may acquire an interest in the property herein described, and particularly for the benefit of the title company about to insure the title to said property in reliance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



Kenneth L. Brown

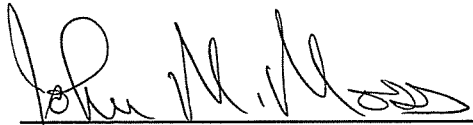


Darlene G Brown

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

BENEFICIARY(IES)





John M. Moss

and

