



A.P.N.: 1420-07-110-018  
Escrow No.: 1098074-A-LI

**RECORDING REQUESTED BY**  
Northern Nevada Title Company  
307 W Winnie Lane, Suite 1  
Carson City, NV 89703

**MAIL TAX STATEMENTS AND WHEN  
RECORDED, MAIL TO**

Ronald G. Gardner  
902 E Silver Shadows  
Washington, UT 84780

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary transfer tax is **\$0.00**,

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at time of sale
- Unincorporated area:  City of \_\_\_\_\_, and
- Realty not sold.

**DEED IN LIEU**

**THIS INDENTURE WITNESSETH:** That Stephen H. Riley and Allison E. Riley, husband and wife in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Ronald G. Gardner, a married man as his sole and separate property all that real property in the **County of Douglas**, State of Nevada, bounded and described as follows:

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 20-C as set forth on parcel Map LDA 03-078 for Avonmore Development LLC, filed for record in the office of the County Recorder of Douglas County, State of Nevada on October 1, 2004, Book 1004, Page 655, Document No. 625701.

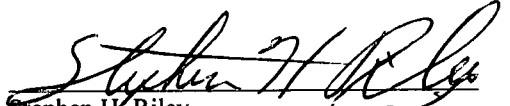
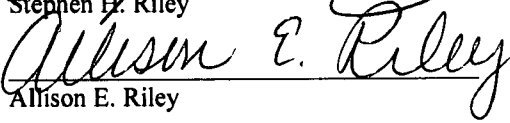
- This deed is intended to be an absolute conveyance of the title, and is not intended as a mortgage, trust conveyance, or security of any kind; and
- The consideration for said deed is payment to affiants of the sum of \$ 0 by grantee, and the full cancellation of all debts and obligations secured by that deed of trust executed by Stephen H. Riley and Allison E. Riley, Trustors, in favor of Ronald G. Gardner, Beneficiary, recorded December 29, 2006, Document No. 691862, of Official Records, Douglas County, Nevada.
- In the execution and delivery of said deed affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress.

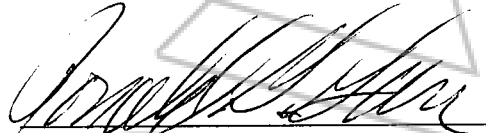


- Grantor and grantee expressly intend (a) that the interest of grantee as lender and as grantee shall not merge, but shall be and remain separate and distinct, and (b) that the lien of grantee in the land created by said deed of trust shall be and remain at all times valid and prior to all other subsequent liens or encumbrances upon the land.

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

Witness \_\_\_\_\_ hand \_\_\_\_\_ this

  
 Stephen H. Riley  
  
 Allison E. Riley

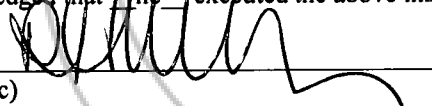
  
 Ronald G. Gardner

STATE OF Nevada )

COUNTY OF Carson City )

On March 16, 2012 personally appeared before me, a Notary Public, Stephen H. Riley and Allison E. Riley and Ronald G. Gardner

who acknowledged that he executed the above instrument.

Signature   
 (Notary Public)

