

A. P. No. 1121-05-000-018
No. 048970-DJA -DA

When recorded mail to:
Elva Yarborough Trust
101 West Arroyo
Reno, NV 89509



**AFFIRMATION PURSUANT TO
NRS 111.312(1) (2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

ASSUMPTION AGREEMENT AND NOVATION

THIS ASSUMPTION AGREEMENT AND NOVATION, made and entered into on May 8, 2012, by and between GEORGE D. ANDERSON, an unmarried man, hereinafter referred to as "Seller", part of the first part; and JEFFREY PHILBROOK and FRANCES PHILBROOK, husband and wife, as joint tenants with right of survivorship, herein referred to as "Buyer", part of the second part; and HOWARD YARBOROUGH, Trustee of the ELVA YARBOROUGH TRUST, hereinafter referred to as "Note Holder", part of the third part.

W I T N E S S E T H :

A. Seller is the owner of that certain real property which is located in the County of Douglas, State of Nevada, and more particularly described as:

All that certain lot, piece or parcel of land reflecting a boundary line adjustment between Parcels N and M, as shown on Government Land Office (BLM) Map of Township 11 North, Range 21 East, M.D.B.&M., said parcel being a portion of the West 1/2 of the Northeast 1/2 of Section 5, Township 11 North, Range 21 East, M.D.B.&M., more particularly described as follows:



Commencing at the center 1/4 corner of Section 5, Township 11 North, Range 21 East, M.D.B.&M., thence North 00°05'40" West, 1,355.96 feet to the True Point of Beginning; thence North 00°05'40" West, 855.95 feet; thence on a curve to the right with a radius of 4,925.00 feet, a central angle of 03°51'45" and an arc length of 332.01 feet; thence South 54°49'20" East, 354.99 feet; thence South 35°10'40" West, 470.00 feet; thence South 73°54'21" West, 307.64 feet to the True Point of Beginning.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in document recorded November 8, 2005, in Book 1105, Page 3803, as Document No. 660242, Official Records, Douglas County, Nevada.

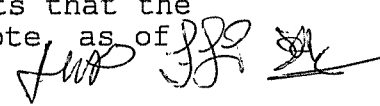
B. Seller and Buyer have entered into an agreement to sell the above described real property to Buyer (the "Purchase Agreement").

C. Note Holder is the holder of a Promissory Note dated November 16, 2011, in the original amount of ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$130,000.00), payable with interest in accordance with the terms and conditions contained therein (the "Note").

D. Seller's performance under the Note is secured, by the above described real property, as evidenced by that certain Deed of Trust (the "Deed of Trust") recorded November 17, 2011, as Document No. 792790, Official Records, Douglas County, Nevada.

E. Buyer desires to assume all the obligations under the Note and Deed of Trust and Seller desires to be released and discharged from any liability in connection with the Note and Deed of Trust;

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, not herein expressed, it is agreed as follows:

1. Note Holder hereby represents that the outstanding principal balance under the Note, as of May 8, 2012, is \$124,962.73 
2. Buyer hereby assumes all obligations of Seller under the Note and agrees to hold Seller harmless there from.



STATE OF)
) ss
COUNTY OF)

This instrument was acknowledged before me on _____, 2012, by HOWARD YARBOROUGH, Trustee of the ELVA YARBOROUGH TRUST.

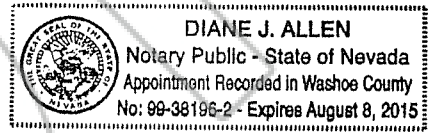
Notary Public

STATE OF Nevada)
) ss
COUNTY OF Washoe)

This instrument was acknowledged before me on May 8, 2012, by JEFFREY PHILBROOK and FRANCES PHILBROOK.



Notary Public

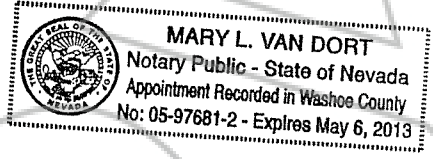




STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

This instrument was acknowledged before me on 5-8 May 8, 2012, by HOWARD YARBOROUGH, Trustee of the ELVA YARBOROUGH TRUST.

Mary L. Van Dort
Notary Public



STATE OF)
) ss
COUNTY OF)

This instrument was acknowledged before me on _____, 2012, by JEFFREY PHILBROOK and FRANCES PHILBROOK.

Notary Public