

OFFICIAL RECORD

Requested By:
LORNA STILSON

APN: 1022-18-001-045

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 6 Fee: 19.00
BK-0812 PG- 7414 RPTT: 230.10

WHEN RECORDED MAIL TO:

✓ LORNA STILSON
242 FM 2253
TEXARKANA TX
75530



DEED IN LIEU OF FORECLOSURE

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JOHN FRANK, an unmarried man, and ~~KAREN R. CRUZ, an unmarried woman,~~ (Grantors) do hereby GRANT, BARGAIN and SELL to LORNA STILSON, Successor Trustee of the Trusts created under the terms of that certain Trust Agreement dated April 7, 1983, executed by John Funez and Dorothy H. Funez as Donors and Trustees (Grantee), the real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

THIS DEED is an absolute conveyance, Grantor having sold the real property above-described to Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by Deed of Trust executed by JOHN FRANK, an unmarried man, and ~~KAREN R. CRUZ, an unmarried woman,~~ to MARQUIS TITLE & ESCROW, INC., a Nevada corporation, Trustee for John Funez and Dorothy H. Funez as Donors and Trustees of the Trusts created under the terms of that certain Trust Agreement dated April 7, 1983, and recorded in the Official Records, Douglas County, Nevada, in Book 0809, Page 665 as Document No. 0748304 (Deed of Trust) re-recorded in Book 1009, Page 2152 as Document No. 0752074, and subsequently assigned to LORNA STILSON, Successor Trustee of the Trusts created under the terms of that certain Trust Agreement dated April 7, 1983, executed by John Funez and Dorothy H. Funez as Donors and Trustees and recorded in the Official Records of Douglas County, Nevada, in Book 0212, Page 3730 as Document No. 0797571.

Grantor declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this Deed between the parties hereto with respect to the real property hereby conveyed.

9. Your 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 hereinabove set forth.

DATED: 8/7/12

*State of Nevada
County of Douglas*

John Frank

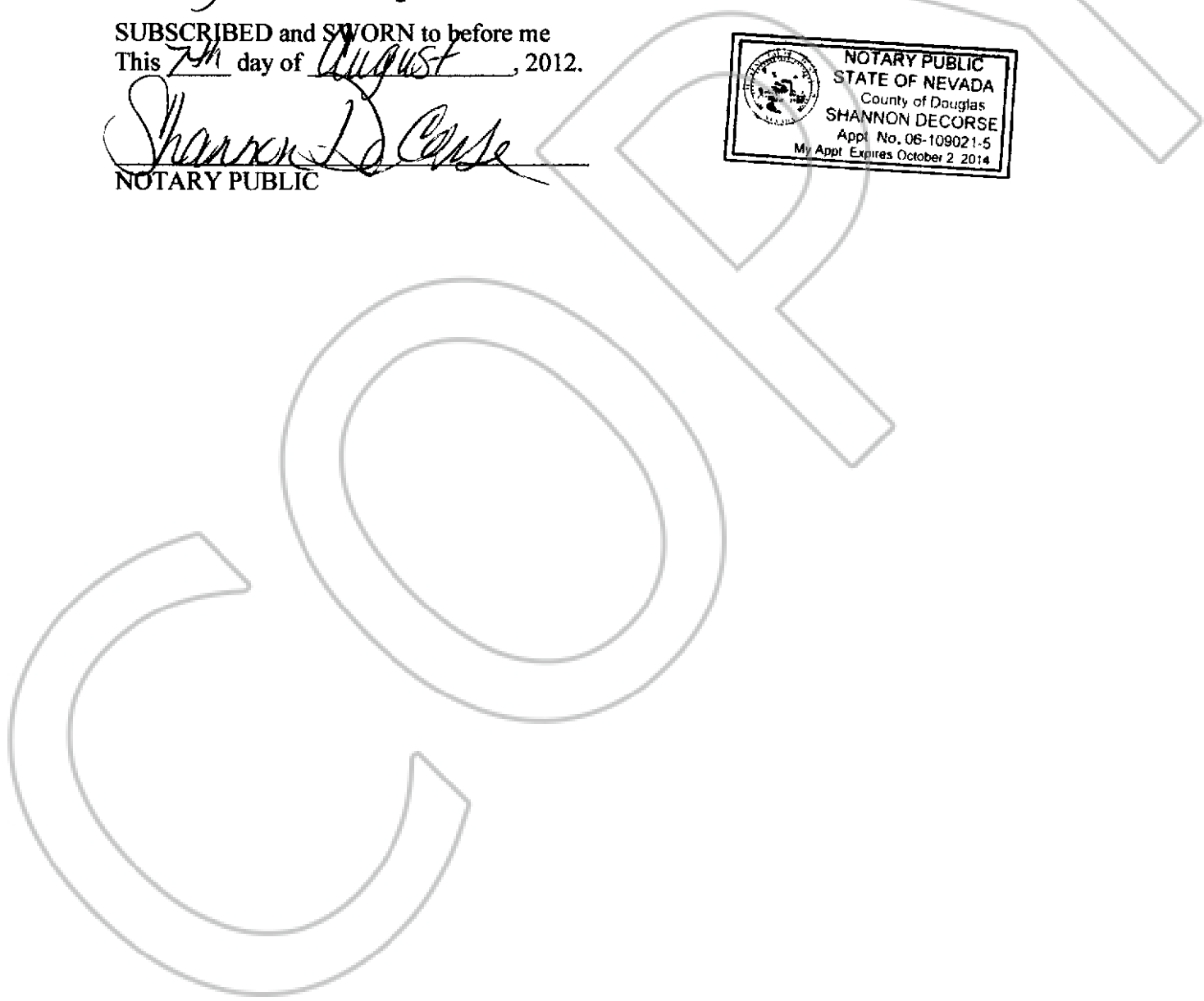
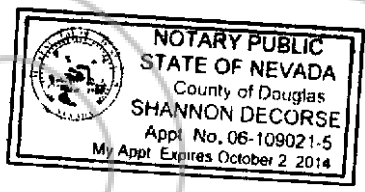
JOHN FRANK, AFFIANT

KAREN R. CRUZ, AFFIANT

SUBSCRIBED and SWORN to before me
This 7th day of August, 2012.

Shannon Decorse

NOTARY PUBLIC



0808250
Pg 7419

EXHIBIT "A"

A parcel of the East ½ of Section 18, Township 10 North, Range 22 East, M.D.B. & M., further described as follows:

COMMENCING at the ¼ corner common to Section 17 and 18, Township 10 North, Range 22 East, M.D.B. & M.;

- Thence along the Section line North 00°13'20" West 252.48 feet;
- Thence North 40°38'00" West 351.11 feet;
- Thence South 67°20'79" West 838.72 feet;
- Thence North 20°32'15" West 112.64 feet;
- Thence North 68°37'49" East 250.00 feet to the POINT OF BEGINNING of Parcel "A";
- Thence North 20°32'15" West 179.33 feet;
- Thence North 04°33'00" West 173.54 feet;
- Thence North 85°27'00" East 90.00 feet;
- Thence South 82°17'07" East 97.45 feet;
- Thence South 04°33'00" East 284.17 feet;
- Thence South 68°37'49" West 141.91 feet to the POINT OF BEGINNING.

Also shown as Parcel "A" on that Amended Parcel Map for ARGUS J. AND JUANITA G. CAPPIS, as recorded October 28, 1975, in Book 1075, Page 1102, Document No. 84098, Official Records of Douglas County, State of Nevada.

Assessors Parcel No. 1022-18-001-045

This document was previously recorded on September 10, 2004, in Book 0904, Page 3578, as Document No. 623823, Official Records of Douglas County, Nevada.