

APN # 1318-23-215-004

Escrow # 00197303 -001-04

RPTT: \$1,014.00

Recording Requested By:  
First Centennial Title Company  
1450 Ridgeview Dr. #100  
Reno, NV 89509

When Recorded Return to:  
Megan M. Drumheller  
183 Clubhouse Circle  
Zephyr Cove, Nevada 89449

Mail Tax Statements to:  
**Megan M. Drumheller**  
**183 Clubhouse Circle**  
**Zephyr Cove, NV 89449**

DOC # 824248  
05/28/2013 09:47AM Deputy: SG  
**OFFICIAL RECORD**  
Requested By:  
First Centennial - Reno  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-513 PG-6794 RPTT: 1014.00



SPACE ABOVE FOR RECORDERS USE

**BANKRUPTCY TRUSTEE'S DEED**

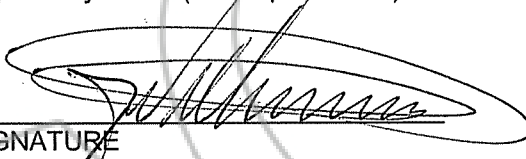
(Title of Document)

Please complete Affirmation Statement below:

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

-OR-

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: (state specific law).

  
SIGNATURE

Senior Escrow Officer  
TITLE

J. Williams  
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

SPACE BELOW FOR RECORDER



WHEN RECORDED, MAIL TO:

MEGAN DRUMHELLER  
183 Clubhouse Circle  
Stateline, NV 89449

**BANKRUPTCY TRUSTEE'S DEED**

THIS BANKRUPTCY TRUSTEE'S DEED, dated this 10th day of May, 2013, is between Anthony H. Mason, Chapter 7 Trustee of the bankruptcy estate of In re: Thomas R. French, Case No. 2:12-bk-11183-EPB (hereinafter "Seller") and Megan Drumheller (hereinafter "Purchaser").

**\*\*\*AN UNMARRIED WOMAN, SOLE OWNER**

Thomas R. French filed a voluntary petition pursuant to Chapter 7 of Title 11, United States Code under Case No. 2:12-bk-11183-EPB on 5/21/2012. Qualified to act as Trustee, Anthony H. Mason was appointed the Chapter 7 Trustee of the Debtor estate and effects, and has been acting as such Trustee. Pursuant to Bankruptcy Court Order dated May 8, 2013, the bankruptcy estate's interest in the following described real estate was sold to Purchasers "as is, where is" and subject to all liens and encumbrances.

**SEE EXHIBIT "A"**

PURCHASER ACKNOWLEDGES THAT SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES, DISCLAIMS ANY AND ALL REPRESENTATIONS, WARRANTIES (OTHER THAN THE LIMITED WARRANTY OF TITLE TO BE SET FORTH IN THIS DEED), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE REAL PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE REAL PROPERTY, (C) THE SUITABILITY OF THE REAL PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH PURCHASER MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE REAL PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE REAL PROPERTY, (F) THE MANNER OF QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE REAL PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF ANY PORTION, COMPONENT OR ASPECT OF THE REAL PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE REAL PROPERTY, AND SPECIFICALLY, THAT SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL REQUIREMENTS, PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS OR ORDERS, INCLUDING THE EXISTENCE IN OR ON THE REAL PROPERTY OF HAZARDOUS MATERIALS. PURCHASER ACKNOWLEDGES AND AGREES HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE REAL PROPERTY, AND EXCEPT AS OTHERWISE SET FORTH HEREIN, PURCHASER IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE REAL PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY SELLER AND ACCEPTS THE REAL PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS" INCLUDING WITHOUT LIMITATION ALL LEGAL MATTERS NOW OR HEREAFTER AFFECTING THE REAL PROPERTY. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE REAL PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT SELLER HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OF COMPLETENESS OF SUCH INFORMATION. SELLER IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR



INFORMATION PERTAINING TO THE REAL PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON.

**NOW THEREFORE**, I, Trustee of the bankruptcy estate of In re: Thomas R. French, Case No. 2:12-bk-11183-EPB by virtue of the title and powers vested in me by the provisions of the Bankruptcy Code and the May 8, 2013 Bankruptcy Court Order, for and in consideration of the total amount paid by Purchaser, the receipt of which is acknowledged, give, grant, bargain, sell, set over and convey to the Purchaser, Megan Drumheller, all rights, title and interest in and to the real property described herein above to have and to hold the same to Purchaser, Megan Drumheller, forever as fully and completely as I, as Trustee, by virtue of the powers and authority so vested in me might or should sell and convey the property.

Dated this 10<sup>th</sup> day of May, 2013.

Affidavit Exempt Pursuant to ARS 11-1134 (A-5)

Signed: *A. H. Mason*

Anthony H. Mason

As Chapter 7 Trustee for the Bankruptcy Estate of In re: Thomas R. French pending before the United States Bankruptcy Court, District of Arizona, under Case No. 2:12-bk-11183-EPB

STATE OF ARIZONA    )  
                                  )ss.  
County of Maricopa    )

On May 10th, 2013, Anthony H. Mason, appeared before me, the undersigned notary Public, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed within instrument and acknowledged to me that he executed the same in his authorized capacity and that his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

*Karen Plum*  
Notary Public

My Commission Expires: 7-13-2016





**EXHIBIT "A"**

All that certain real property situate in the City of Zephyr Cove, County of Douglas, State of NEVADA, described as follows:

Lot 12, of LAKE VILLAGE, UNIT NO. 2-A, according to the Official Map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on August 9, 1972 as File No. 61076.

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