

DOC # 824374
05/29/2013 01:02PM Deputy: SG
OFFICIAL RECORD
Requested By:
Northern Nevada Title CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-513 PG-7322 RPTT: 370.50



A.P.N. 1219-15-002-057
Escrow No.: 1099908-RG

RECORDING REQUESTED BY:

Northern Nevada Title Company

AND WHEN RECORDED, MAIL TO:

FISERV & ISS CO FBO Thomas
Murray IRA Rollover

PO Box 173859

Denver, CO

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s): Documentary transfer tax is \$370.50

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH: That Cathryn CiCi Baker and Michael Ierien, Trustees of the Baker-Ierien Family Trust in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to FISERV & ISS CO FBO Thomas Murray IRA Rollover all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

Parcel 4D as set forth on Parcel Map #2 LDA 01-014 for Mikim Development, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 13, 2002, in Book 802, Page 3355, as Document No. 549322.

"THIS DEED IS AN ABSOLUTE CONVEYANCE, THE GRANTOR HAVING SOLD SAID LAND TO THE GRANTEE FOR A FAIR AND ADEQUATE CONSIDERATION, SUCH CONSIDERATION, IN ADDITION TO THAT ABOVE RECITED, BEING FULL SATISFACTION OF ALL OBLIGATIONS SECURED BY THE MORTGAGE (DEED OF TRUST) EXECUTED BY CATHRYN CICI BAKER AND MICHAEL IERIEN, TRUSTEES OF THE BAKER-IERIEN FAMILY TRUST, TRUSTOR TO NORTHERN NEVADA TITLE COMPANY, A NEVADA CORPORATION, AS TRUSTEE IN FAVOR OF FISERV ISS & CO. FBO THOMAS MURRAY IRA ROLLOVER, AS BENEFICIARY RECORDED MAY 16, 2011, BOOK 511, PAGE 2782, OFFICIAL RECORDS OF THE COUNTY OF DOUGLAS, STATE OF NEVADA, DOCUMENT NO. 783277.

GRANTORS DECLARE THAT THIS CONVEYANCE IS FREELY AND FAIRLY MADE, AND THAT THERE ARE NO AGREEMENTS, ORAL OR WRITTEN, OR OTHER THAN THIS DEED BETWEEN THE GRANTOR AND GRANTEE WITH RESPECT TO SAID LAND."

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



Witness our hands this 21st day of May, 2013.

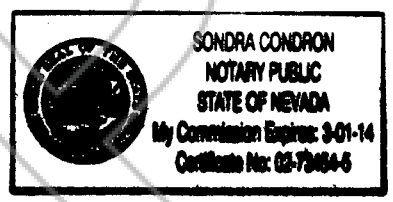
Cathryn CiCi Baker
Cathryn CiCi Baker

Michael Ierien
Michael Ierien

STATE OF Nevada
COUNTY OF Douglas)

On May 21, 2013 personally appeared before me,
a Notary Public, Cathryn CiCi Baker and Michael Ierien who
acknowledged that they executed the above instrument.

Signature Sondra Condron
(NOTARY PUBLIC)



02-73454-5
Exp. 3-01-14



ESTOPPEL AFFIDAVIT

State of Nevada }
County Douglas } ss

1. I, **Cathryn CiCi Baker and Michael Ierien, Trustees of the Baker-Ierien Family Trust**, (“Grantor”) am the identical party who made, executed and delivered that certain Deed in Lieu to **Pensco Trust FBO Thomas F. Murray IRA** (Grantee), dated the **16th of April, 2013**, (the “Deed”), conveying that certain real property situate in the County of **DOUGLAS**, Nevada, described as follows:

Parcel 4D as set forth on Parcel Map #2 LDA 01-014 for Mikim Development, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 13, 2002, in Book 802, Page 3355, as Document No. 549322.

2. Grantors **Cathryn CiCi Baker and Michael Ierien, Trustees of the Baker-Ierien Family Trust** are and at all times have been, Nevada residences.

3. The Deed is intended to be, and is, an absolute conveyance of the title to the Property to Grantee, and was not, and is not now, intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of Grantors as grantor in the Deed to convey, and by the Deed Grantors did convey to Grantee all right, title and interest of Grantors absolutely in and to the Property; and possession of the Property has been surrendered to the Grantee.

4. The consideration for the Deed was, and is, (i) the full cancellation of all debts, obligations, costs and charges (herein collectively, “Indebtedness”) secured by the following described deed of trust (herein “Deed of Trust”), and (ii) the reconveyance of the Deed of Trust:

a. A Deed of Trust dated **April 21, 2011**, in which Grantor is the Trustor, **Northern Nevada Title Company, a Nevada Corporation** is the Trustee and **FISERV ISS & Co. FBO Thomas Murray IRA Rollover** are the Beneficiaries, which deed of trust was recorded **May 16, 2011**, in **Book 511, Page 2782** as Document No. **783277**, Official Records of **Douglas County**, State of Nevada, which secures a note of even date therewith evidencing an obligation in the original principal amount of **ONE HUNDRED FORTY TWO THOUSAND AND NO/100 DOLLARS (\$142,000.00)**.

5. In the execution and delivery of the Deed, Grantor was not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress. The Deed was made by Grantor as a result of Grantors request that Grantee accept such a deed and was a free and voluntary act; at the time of making the Deed, Grantor believed, and still believes, that the indebtedness represents a fair value of the Property so conveyed; that the Deed was not given as a preference against any other creditors of Grantors; that at the time the Deed was given there was no other person, firm, corporation or other entity, other than the grantee therein named, who had an interest either directly or indirectly in the Property and that Grantor, in offering to execute the Deed to execute the Deed to the Grantee therein and in executing same, was not acting under any duress, undue influence, misapprehension or misrepresentation by the Grantee, or the agent, attorney or any other representative of the Grantee, and that it was the intention of Grantor as grantor in the Deed to convey, and by the Deed



Grantor did convey, to the Grantee therein all of Grantors right, title, interest and estate absolutely in and to the Property.

6. There are no promises, undertakings or agreements relative to the Property other than an absolute conveyance of the Property to the Grantee for the consideration hereinbefore mentioned; and that all promises, undertakings and agreements of Grantor and Grantee relating to the conveyance of the Property are expressed and embodied in this Affidavit.

7. Grantor has not granted any interest or right in the Property to any person or entity other than Grantee, and to the actual knowledge of Grantor no other person or entity has or claims to have any interest to the Property not appearing of record, and no contract to which Grantor is a party has been entered into for the sale or conveyance to the Property other than the conveyances to Grantee; and there is no outstanding unrecorded deed to the Property to which Grantors are a party except the Deed to Grantee.

8. This Affidavit is made for the protection and benefit of the Grantee, its successors and assigns and all other parties hereafter dealing with or who may acquire an interest to the Property, and is further made to Grantee for the purpose of inducing Grantee to accept an absolute conveyance of the Property in consideration of Grantee's release of Grantors from personal liability for the indebtedness, and particularly for the benefit of NORTHERN NEVADA TITLE COMPANY, a Nevada Corporation, which is about to insure the title to the Property thereon, and any other title company which may hereafter insure the title to the Property.

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: April 16, 2013

The Baker-Ierien Family Trust

Cathryn Cici Baker

Cathryn Cici Baker

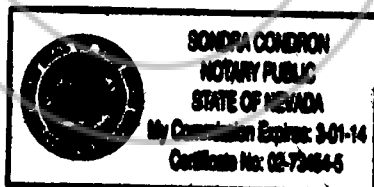
Michael Ierien

Michael Ierien

SUSCRIBED AND SWORN to before me, a Notary Public, this 21st day of May 2013.

Sondra Condon

Notary Public



02-73454-5

Exp. 3-01-14