

Assessor's Parcel Number: 1022-18-001-009

Recording Requested By:

Name: Iris Hettrick

Address: 1758 Julip Ct.

City/State/Zip Minden, Nv.  
89423

Real Property Transfer Tax: 0

DOUGLAS COUNTY, NV 2014-851748

Rec:\$18.00

Total:\$18.00

10/28/2014 11:14 AM

IRIS HETTRICK

Pgs=5



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KAREN ELLISON, RECORDER

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ESTOPPEL AFFIDAVIT

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

*This cover page must be typed or legibly hand printed.*

**ESTOPPEL AFFIDAVIT**

STATE OF NEVADA        )  
  ) ss  
COUNTY OF DOUGLAS    )

MARGARET M. ZIEBELL, being first duly sworn, deposes and says:

1. MARGARET M. ZIEBELL (Grantor) is the identical party who made, executed and delivered that certain Deed to IRIS HETRICK, Trustee of the HETRICK FAMILY 1990 TRUST (Grantee), dated the 14<sup>th</sup> day of October, 2014 (Deed), conveying that certain real property situate in the County of Douglas, Nevada, described as follows:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

2. Grantor, MARGARET M. ZIEBELL, is, and at all times, has been a Nevada resident.
3. The Deed is intended to be, and is, an absolute conveyance of 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 Grantor as grantor in the Deed to convey, and by the Deed Grantor did convey to Grantee all right, title and interest of Grantor 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 agreement, and (ii) the reconveyance of the Deed of Trust:

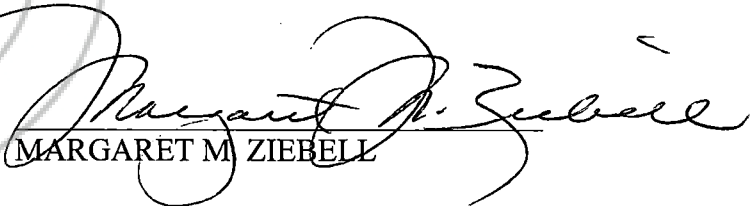
A Deed of Trust dated February 13, 2009, in which Grantor is the Trustor, FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, is the Trustee, and IRIS HETRICK, Trustee of the HETRICK FAMILY 1990 TRUST, is the Beneficiary, which Deed of Trust was recorded on March 24, 2009, in the Official Records of Douglas County, Nevada, as Document No. 740096, which secures an obligation in the original principal amount of \$35,000.00.

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 Grantor's 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 Grantor; that at the time the Deed was given there was no

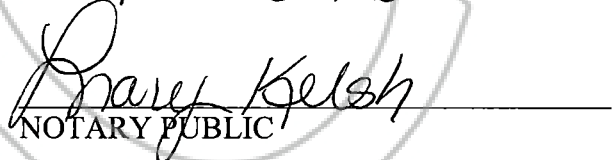
other person, firm, corporation or other entity, other than the Grantee therein named, who had an interest either directly or indirectly in the Property and that Grantor, in offering to execute the Deed to the Grantee therein and in executing same, was not acting under any duress, undue influence, misapprehension 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 the Grantor's 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 in the Property not appearing of record, and no contract to which Grantor is a party has been entered into for the sale or conveyance of the Property other than the conveyance to Grantee; and there is no outstanding unrecorded deed of the Property to which Grantor is 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 in 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 Grantor from personal liability for the indebtedness.
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: 10-14-2014

  
MARGARET M. ZIEBELL

SUBSCRIBED and SWORN to before me  
this 14 day of October, 2014.

  
NOTARY PUBLIC

 MARY KELSH  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 98-49567-5 - Expires November 6, 2014

**EXHIBIT "A"**

**PARCEL 1:**

PARCEL A AS SHOWN ON THE PARCEL MAP FOR JACK BEMIS, FILED FOR RECORD OCTOBER 19, 1979 FILE NO. 37989, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

**PARCEL 2:**

AN EASEMENT 10.00 FEET IN WIDTH FOR WATER PIPE LINES OVER AND ACROSS THE PORTION OF PARCEL 8, AS SHOWN ON THE RECORD OF SURVEY FILED FOR RECORD OCTOBER 10, 1969 AS DOCUMENT NO. 45990, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WELL SITE FROM WHICH THE NORTH ¼ CORNER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M., BEARS NORTH 02°50'00" EAST A DISTANCE OF 860.00 FEET; THENCE FROM THE POINT OF BEGINNING NORTH 03°17'00" WEST A DISTANCE OF 185.10 FEET TO A POINT IN THE ROAD AND UTILITY EASEMENT AS SET FORTH ON THAT CERTAIN RECORD OF SURVEY MAP FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 10, 1969 AS DOCUMENT NO. 45990, SAID ROAD AND UTILITY EASEMENT AS SHOWN ON SAID MAP IS SHOWN AS PENROD LANE; THENCE NORTH 86°43'00" EAST IN SAID ROAD AND UTILITY EASEMENT A DISTANCE OF 260.00 FEET TO A POINT THEREIN; THENCE NORTH 03°17'00" WEST A DISTANCE OF 60 FEET TO THE POINT OF TERMINATION OF THE EASEMENT HEREBY DEDICATED.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 10, 1983 IN BOOK 283, PAGE 1052, AS INSTRUMENT NO. 76103, OF OFFICIAL RECORDS DOUGLAS COUNTY NEVADA.

**PARCEL 3:**

A NON-EXCLUSIVE ROAD AND UTILITY EASEMENT ON AND OVER A STRIP OF LAND 15 FEET IN WIDTH LYING SOUTHERLY OF, PARALLEL AND CONTIGUOUS TO THE SOUTHERLY LINE OF PARCEL B, AS SHOWN ON THE PARCEL MAP FOR JACK BEMIS, FILED FOR RECORD OCTOBER 19, 1979 FILE NO. 37989, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL 4:

AN ACCESS EASEMENT OVER THE WESTERLY 25 FEET OF PARCEL B AS SHOWN ON THE PARCEL MAP FOR JACK BEMIS, FILED FOR RECORD OCTOBER 19, 1979 FILE NO. 37989, OFFICLEA RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL 5:

A 25 FOOT ACCESS EASEMENT OVER THE WESTERLY BOUNDARY OF PARCEL B OF PARCEL MAP FOR JACK BEMIS, RECORDED AS DOCUMENT NUMBER 37989, AS SET FORTH IN CORRECTION GRANT OF EASEMENT-RECORDED MARCH 24, 2009 AS INSTRUMENT NO. 740095 OF OFFICIAL RECORDS.

A.P.N. 1022-18-001-009