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APN#: 1022.16.001.111
~~1318-23-810-048~~

DOUGLAS COUNTY, NV **2014-854030**
Rec:\$16.00
Total:\$16.00 **12/08/2014 09:47 AM**
GRETCHEN DERMODY Pgs=3



KAREN ELLISON, RECORDER

Recording Requested By:

When Recorded Mail To:

Gretchen Demody
P.O. Box 7118
Reno, NV 89510

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

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)

Signature Gretchen Dermody
Gretchen Dermody Trustee

Estoppel Affidavit

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

ESTOPPEL AFFIDAVIT

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

DANIEL H. MILLER and JENNIFER L. MILLER, being first duly sworn, depose and says:

1. DANIEL H. MILLER and JENNIFER L. MILLER (Grantors) are the identical parties who made, executed and delivered that certain Deed to GRETCHEN DERMODY, an unmarried woman, as to an undivided 50% interest, and COROLYNN VOGT, an unmarried woman, as to an undivided 50% (Grantees), dated the 30 day of Oct., 2014 (Deed), conveying that certain real property situate in the County of Douglas, Nevada, described as follows:

LOT 42, IN BLOCK K, AS SHOWN ON THE MAP ENTITLED TOPAZ RANCH ESTATES, UNIT NO. 4, FILED FOR RECORD NOVEMBER 16, 1970, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 50212.

2. Grantors, DANIEL H. MILLER and JENNIFER L. MILLER, are, and at all times, have been Nevada residents.
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 November 9, 2010, in which Grantor is the Trustor, GRETCHEN DERMODY, an unmarried woman, as to an undivided 50% interest, and COROLYNN VOGT, an unmarried woman, as to an undivided 50%, are the Trustees and the Beneficiaries, which Deed of Trust was recorded on March 17, 2010, in the Official Records of Douglas County, Nevada, as Document No. 744038, which secures an obligation in the original principal amount of \$105,000.00.
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: 10.30.14


DANIEL H. MILLER


JENNIFER L. MILLER

SUBSCRIBED and SWORN to before me
this 30 day of October, 2014.


NOTARY PUBLIC

