

RECORDING REQUESTED BY
First American Title Insurance Company
National Commercial Services
AND WHEN RECORDED MAIL TO:
IRA Services Trust Company
PO Box 7080
San Carlos, CA 94070-7080

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$18.00
\$18.00 Pgs=5
2015-860135
04/14/2015 11:53 AM
FIRST AMERICAN TITLE NCS LAS VEGAS
KAREN ELLISON, RECORDER

Space Above This Line for Recorder's Use Only

A.P.N.: 1318-15-703-002

File No.: NCS-718335-HHLV

DEED IN LIEU OF FORECLOSURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Scott M. Fiorvilly, a married man as his sole and separate property**

hereby GRANTS to **IRA Services Trust Company CFBO Jack L. Harrington, IRA 141045**

the real property in the City of **Zephyr Cove, County of Douglas, State of Nevada**, described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT B

This Deed is an absolute conveyance, the grantor(s) have sold said real property to the grantee(s) for a fair and adequate consideration, such consideration in addition to that above recited, being full satisfaction of all obligations secured by that certain Deed of Trust executed by **Scott M. Fiorvilly, a married man as his sole and separate property**, as Trustor(s), to **First American Title Insurance Company**, as Trustee, for **IRA Services Trust Company CFBO Jack L. Harrington, IRA 141045**, as Beneficiary, dated **December 21, 2012** and recorded **December 28, 2012** as Instrument no. **815275** of Official Records of **Douglas County, Nevada**.

Grantor(s) declare(s) that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this Deed and the attached Estoppel Affidavit, between the parties with respect to said real property.

SEE THE ESTOPPEL AFFIDAVIT ATTACHED HERETO AS EXHIBIT A

Date: 4-13-15



Scott M. Fiorvilly

Mail Tax Statements To: **SAME AS ABOVE**

EXHIBIT A TO DEED IN LIEU OF FORECLOSURE

ESTOPPEL AFFIDAVIT

State of Nevada)
) ss.
County of Washoe)
Date: 4-13-15

Scott M. Forvilly, being first duly sworn, each for himself and/or herself, depose and says: That he/she/they are identical parties who made, executed and delivered that certain Deed in Lieu of Foreclosure to **IRA Services Trust Company** dated _____ ("Deed"), conveying the following described real property in the City of **Zephyr Cove**, County of **Douglas**, State of **Nevada**, to-wit (the "Property"):

AS DESCRIBED IN EXHIBIT B ATTACHED HERETO.

The affiant(s) now are, and at all times herein mentioned were an **individual**;

That the Deed is intended to be and is an absolute conveyance of the title of the Property to the grantee(s) named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiant(s), as grantor(s) in the Deed to convey, and by the Deed affiant(s) did convey, to the grantee(s) named therein all his/her/their right, title and interest absolutely in and to the Property; that possession of Property has been surrendered to the grantee(s);

That, in the execution and delivery of the Deed, affiant(s) were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

That the consideration for the Deed was and is payment to affiant(s) of the sum of **\$0.00** ("Consideration"), by grantee(s), and the full cancellation of all debts, obligations, costs, and charges secured by that certain Deed of Trust heretofore existing on the Property executed by **Scott M. Forvilly, a married man as his sole and separate property**, as Trustor(s), to **First American Title Insurance Company**, as Trustee, for **IRA Services Trust Company CFBO Jack L. Harrington, IRA 141045**, as Beneficiary, dated **December 21, 2012** and recorded **December 28, 2012** as Instrument No. **815275** of Official Records of **Douglas County, Nevada** ("Deed of Trust"), and the reconveyance of the Property under the Deed of Trust; that at the time of making the Deed, affiant(s) believed and now believe that the Consideration represents the fair value of the Property so deeded;

This Affidavit is made for the protection and benefit of the grantee(s) in the Deed, his/her/their successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the Property, and particularly for the benefit of **First American Title Insurance Company**, which is about to insure the title to the Property in reliance thereon, and any other title company which may hereafter insure the title to the Property;

**EXHIBIT A TO DEED IN LIEU OF FORECLOSURE
ESTOPPEL AFFIDAVIT - continued**

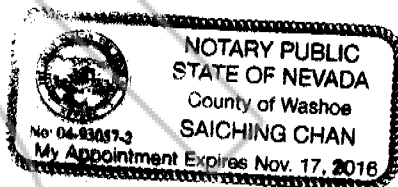
That affiant(s), and each of them, will testify, declare, depose or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts set forth herein.

Scott M. Forvilly DP,
Scott M. Forvilly

STATE OF Nevada)
COUNTY OF Washoe) ss.

This instrument was acknowledged before me on April 13, 2015 by
Scott M. Forvilly, a married man as his sole and separate property.

[Signature]
Notary Public
(My commission expires: 11-17-2016)



#04-93057-2

EXHIBIT B TO DEED IN LIEU OF FORECLOSURE

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING A PORTION OF THE SOUTH ONE-HALF OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN TANGENT ON MCFAUL WAY WHICH BEARS NORTH 59°27'00" WEST, A DISTANCE OF 308.16 FEET AS SHOWN ON THAT CERTAIN MAP ENTITLED, "ROUND HILL VILLAGE UNIT NO. 1" FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA ON APRIL 21, 1965 AS DOCUMENT NO. 27741; THENCE SOUTH 30°33'00" WEST, 30.00 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY OF SAID MCFAUL WAY; THENCE NORTH 59°27'00" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 180.50 FEET TO A POINT IN SAID RIGHT OF WAY LINE WHICH IS THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 59°27'00" WEST, 127.66 FEET TO A POINT; THENCE CONTINUING FURTHER ALONG SAID RIGHT OF WAY LINE AROUND A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 16°40'00", AN ARC DISTANCE OF 66.90 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 1°59'07" EAST, 183.31 FEET TO A POINT IN THE NORTHERLY PROPERTY LINE OF ROUND HILL VILLAGE SHOPPING CENTER; THENCE FOLLOWING SAID PROPERTY LINE NORTH 69°00'00" EAST, 165.00 FEET; THENCE DEPARTING SAID PROPERTY LINE NORTH 4°46'50" EAST, 17.40 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF MCFAUL WAY, AND THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL THAT PORTION OF SAID LAND CONVEYED TO MILTON MANOUKIAN, ET AL IN DEED RECORDED MARCH 7, 1983, BOOK 383, PAGE 390, DOCUMENT NO. 76747 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO MILTON MANOUKIAN AND LORRAINE MANOUKIAN, RECORDED AS DOCUMENT NO. 37271, BOOK 51, PAGE 575 ON JULY 25, 1967, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE SOUTH 1°59'07" EAST, 183.31 FEET ALONG THE PROPERTY LINE OF SAID PARCEL; THENCE ALONG THE PROPERTY LINE OF SAID PARCEL NORTH 69°00'00" EAST, 45.48 FEET; THENCE NORTH 1°59'07" WEST, 129.80 FEET TO A POINT ON A 230.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS NORTH 32°46'05" EAST, SAID CURVE BEING ALSO THE SOUTHWESTERLY RIGHT OF WAY LINE OF MCFAUL WAY; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°26'55", AN ARC DISTANCE OF 58.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 28, 2012 IN BOOK 1212, PAGE 7582 AS DOCUMENT NO. 815273 OF OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-15-703-002
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$197,989.41
- b) Deed in Lieu of Foreclosure Only (value of (\$295,109.00))
- c) Transfer Tax Value: \$1 - 97,119.59
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Scott M. Forvilly
Signature: _____

Capacity: grantor
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Scott M. Forvilly
Address: 9751 Wood Hollow Drive
City: Reno
State: NV Zip: 89521

BUYER (GRANTEE) INFORMATION
(REQUIRED)

IRA Services Trust
Print Name: Company
Address: PO Box 7080
City: San Carlos
State: CA Zip: 94070-7080

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Company National Commercial
Print Name: Services
Address: 2500 Paseo Verde Parkway, #120
City: Henderson

File Number: NCS-718335-HHLV MS/mf
State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)