

APN: 1220-22-310-016



KAREN ELLISON, RECORDER

Mail Tax Statements &
WHEN RECORDED MAIL TO:

*Harry Tedsen
194 Aspen Hill Rd
Gardnerville, NV 89460*

DEED IN LIEU OF FORECLOSURE

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, KIPP EDWARD BAIRD, a widower, does hereby GRANT, BARGAIN and SELL to HARRY TEDSEN, Trustee under Revocable Trust of Harry Tedsen, dated May 2, 1986, and amended July 22, 1991 (Grantee), the real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 651 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, as Document No. 72456.

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

THIS DEED is an absolute conveyance, Grantor having sold the real property above-described to Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by Deed of Trust executed by KIPP EDWARD BAIRD and KATHLEEN TERESA BAIRD (now deceased), Northern Nevada Title Company, Trustee for HARRY TEDSEN, Trustee under Revocable Trust of Harry Tedsen, dated May 2, 1986, and amended July 22, 1991, Beneficiary, and recorded in the Official Records, Douglas County, Nevada, on June 1, 2009, in Book 609 Official Records, Page 76, as Document No. 744160 (Deed of Trust).

Grantor declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this Deed between the parties hereto with respect to the real property hereby conveyed.

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Grantee joins in the execution of this Deed for the purpose of evidencing that the Grantee hereby accepts this conveyance as being full satisfaction of all obligations secured by the Deed of Trust above-described

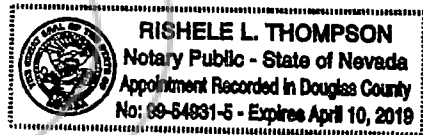
DATED: 6/19/15

Kipp Edward Baird
Kipp Edward Baird, Grantor

STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 6/19, 2015, by Kipp Edward Baird.

Rishele L. Thompson
NOTARY PUBLIC



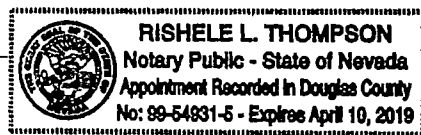
DATED: 6/19/15

Revocable Trust of Harry Tedsen
By: Harry Tedsen
Harry Tedsen, Trustee, Grantee

STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 6/19, 2015, by Harry Tedsen.

Rishele L. Thompson
NOTARY PUBLIC



ESTOPPEL AFFIDAVIT

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

KIPP EDWARD BAIRD, being first duly sworn, deposes and says:

1. KIPP EDWARD BAIRD (Grantor) is the identical party who made, executed and delivered that certain Deed to HARRY TEDSEN, Trustee under Revocable Trust of Harry Tedsen, dated May 2, 1986, and amended July 22, 1991 (Grantee), dated the 13th day of January, 2015 (Deed), conveying that certain real property situate in the County of Douglas, Nevada, described as follows:

Lot 651 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, as Document No. 72456.

2. Grantor, KIPP EDWARD BAIRD, 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 May 12, 2009, in which Grantor is the Trustor, Northern Nevada Title Company is the Trustee, and HARRY TEDSEN, Trustee under Revocable Trust of Harry Tedsen, dated May 2, 1986, and amended July 22, 1991, is the Beneficiary, which Deed of Trust was recorded on June 1, 2009, in the Official Records of Douglas County, Nevada, as Document No. 744160, which secures an obligation in the original principal amount of \$163,000.00.

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

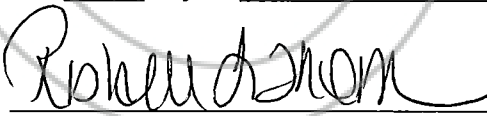
making the Deed, Grantor believed, and still believes, that the indebtedness represents a fair value of the Property so conveyed; that the Deed was not given as a preference against any other creditors of Grantor; that at the time the Deed was given there was no other person, firm, corporation or other 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.

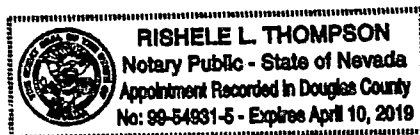
DATED: 6-19-15


KIPP EDWARD BAIRD

SUBSCRIBED and SWORN to before me
this 19 day of June, 2015.



NOTARY PUBLIC



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1220-22-310-016
- 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes:

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 217,000
 Transfer Tax Value \$ 169,000
 Real Property Transfer Tax Due: \$ 41,000
159,900

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 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 Harry Tedson Capacity Grantor
 Signature Kipp Baird Capacity Grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Kipp Baird
 Address: 1211 Banner Ln
GARDNERVILLE NV 89460
 City, State, Zip

(REQUIRED)
 Print Name: Harry Tedson
 Address: 194 Aspen Hill Ct.
Gardnerville Nv. 89460
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: _____ Escrow #.: _____
 Address: _____
 City, State, Zip: _____