

APN# : 1220-09-302-004
RPTT: \$1,655.55

DOUGLAS COUNTY, NV
RPTT:\$1655.55 Rec:\$17.00
\$1,672.55 Pgs=4
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-875492

01/19/2016 03:18 PM

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 071190-ARJ

When Recorded Mail To:
The Grobben-Foster Trust
P.O. Box 985
Northport, WA
99157

Mail Tax Statements to: (deeds only)
same as above

(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 Michelle Simpson Escrow Assistant

Deed in Lieu of Foreclosure

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

RPTT: \$ 1,655.55

APN: 1220-09-302-004

RECORDING REQUESTED BY,
WHEN RECORDED MAIL TO,
AND MAIL TAX STATEMENTS TO:

The Grobben-Foster Trust
P.O. BOX 985
Northport, WA 99157

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

DEED IN LIEU OF FORECLOSURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, A Eleven, LLC, a Nevada limited liability company, as "Grantor," hereby grants, bargains and sells to G.A.G., LLC, a Nevada limited liability company, as "Grantee," the real property situate in the County of Douglas, State of Nevada, the "Property," more particularly described as follows:

That portion of the Northeast one-quarter of the Southwest one-quarter of Section 9, Township 12 North, Range 20 East, M.D.B.& M., more particularly described as follows:

BEGINNING at a point on the Northern side of Dresslerville Road in said Douglas County, which bears North 58°40'45" East, a distance of 2579.80 feet from the Southwest corner of the above described Section 9; thence North 31°40'50" East, a distance of 306.00 feet to a point; thence South 46°06'37" East, a distance of 386.43 feet to a point on the Northern side of said Dresslerville Road, thence North * 39°05'29" West along the Northern line of said Dresslerville Road, a distance of 439.57 feet to the Point of Beginning.

* 89° (of record 39°) 05' 20"

NOTE (NRS 111.312): The above metes and bounds description appeared

previously in that certain Quitclaim Deed, recorded in the office of the County Recorder of Douglas County, Nevada on January 7, 2000, in Book 100, Page 1175, as Document .No. 484069, of Official Records.

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TOGETHER WITH all improvements located on the Real Property, tenements, hereditaments, and appurtenances of the Real Property, and the rents, issues and profits thereof.

This Deed is an absolute conveyance, Grantor having sold the Property above-described to Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being the conditional satisfaction in full of all obligations (subject to the terms and conditions of the Covenant Not to Sue of this same date executed by Grantor and Grantee) secured by that certain Deed of Trust ("Deed of Trust") dated June 29, 2006, wherein Grantor is the Trustor, Western Title Company, Inc. is the Trustee, and Grantee is the beneficiary, which Deed of Trust was recorded on June 30, 2006, Official Records of Douglas County, Nevada, as Document No. 0678527, and which secures a Promissory Note of even date therewith evidencing an obligation in the original principal sum of One Million, One Hundred Seventy Thousand Dollars (\$1,170,000.00).

Grantor and Grantee acknowledge and agree that the beneficial interest of Beneficiary in the Property pursuant to the Deed of Trust shall not merge with the fee interest of Grantee in the Property pursuant to this Deed in Lieu of Foreclosure and that such interests shall be and remain at all times separate and distinct.

Grantor declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this Deed in Lieu of Foreclosure, the Estoppel Affidavit and the Covenant Not to Sue of this same date, between Grantor and Grantee with respect to the Property.

GRANTOR:

A Eleven, LLC, a Nevada limited liability company,

Date: 3/26, 2015

By 
Neil Almeida, Manager

Date: 3-26, 2015

By 
Cassandra Almeida, Manager

STATE OF NEVADA)
) : ss
COUNTY OF Washoe)

This instrument was acknowledged before me on March 26th, 2015, by Neil Almeida, in his capacity as Manager of A Eleven, LLC, a Nevada limited liability company.



Jennifer Salisbury
Notary Public

STATE OF NEVADA)
) : ss
COUNTY OF Washoe)

This instrument was acknowledged before me on March 26th, 2015, by Cassandra Almeida, in her capacity as Manager of A Eleven, LLC, a Nevada limited liability company.



Jennifer Salisbury
Notary Public

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-09-302-004
 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$793,728.86
 Deed in Lieu of Foreclosure Only (value of property) \$369,703.00
 Transfer Tax Value: \$424,025.86
 Real Property Transfer Tax Due: \$1,655.55

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section
 b. Explain Reason for Exemption: Deed in Lieu for Deed of Trust recorded on 06/30/2006, in Book 0606, Page 11262 as Document No. 0678527.

5. Partial Interest: Percentage being transferred: 100 %
 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 M. Simpson Capacity Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: A Eleven, LLC, a Nevada Limited Liability Company
 Address: 136 Crouch St
 City: Oceanside
 State: CA Zip: 92054

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: G.A.G., LLC, a Nevada Limited Liability Company
 Address: P.O. Box 985
 City: Northport
 State: WA Zip: 99157

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1513 Highway 395, Suite 101
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 071190-ARJ