

RECORDING REQUESTED BY
First American Title Insurance Company

AND WHEN RECORDED MAIL TO:
Darwin V. Ellis
677 Long Valley Road
Gardnerville, NV 89460

DOUGLAS COUNTY, NV
RPTT:\$485.55 Rec:\$18.00
\$503.55 Pgs=5
2016-880130
04/29/2016 02:51 PM
FIRST AMERICAN TITLE PASEO VERDE
KAREN ELLISON, RECORDER

Space Above This Line for Recorder's Use Only

A.P.N.: 1220-22-310-148

File No.: 116-2498897

The Undersigned Grantor(s) Declare(s):

Grantee(s) was / was not the Foreclosing Beneficiary

Consideration \$ **124,477.00**; Amount of Unpaid Debt \$ **110,584.83**

Non-Exempt Amount \$; DOCUMENTARY TRANSFER TAX \$; CITY TRANSFER TAX \$

computed on the consideration or full value of property conveyed, OR

computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale

unincorporated area; City of **Gardnerville**

SURVEY MONUMENT FEE \$

DEED IN LIEU OF FORECLOSURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Courtney Jon Blair, also known as, Corey Jon Blair, a married man as his sole and separate property**

hereby GRANTS to **Darwin V. Ellis, a married man as his sole and separate property**

the real property in the City of **Gardnerville**, 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 **Courtney Jon Blair, also known as Corey Jon Blair, a married man as his sole and separate property**, as Trustor(s), to **Marquis Title & Escrow, Inc., a Nevada corporation**, as Trustee, for **Darwin V. Ellis, a married man as his sole and separate property**, as Beneficiary, dated **November 02, 2010** and recorded **November 15, 2010** as Instrument no. **773843** 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: 4-26-16

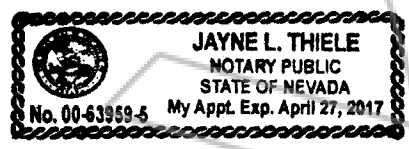

Courtney Jon Blair

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

STATE OF Nevada)
COUNTY OF Douglas) : ss.

This instrument was acknowledged before me on April 26, 2016 by **Courtney Jon Blair, AKA, Corey Jon Blair.**

Jayne L. Thiele
Notary Public
(My commission expires: 4/27/17)



Jayne L. Thiele.
Exp April 27. 2017
No. 00-63959-5

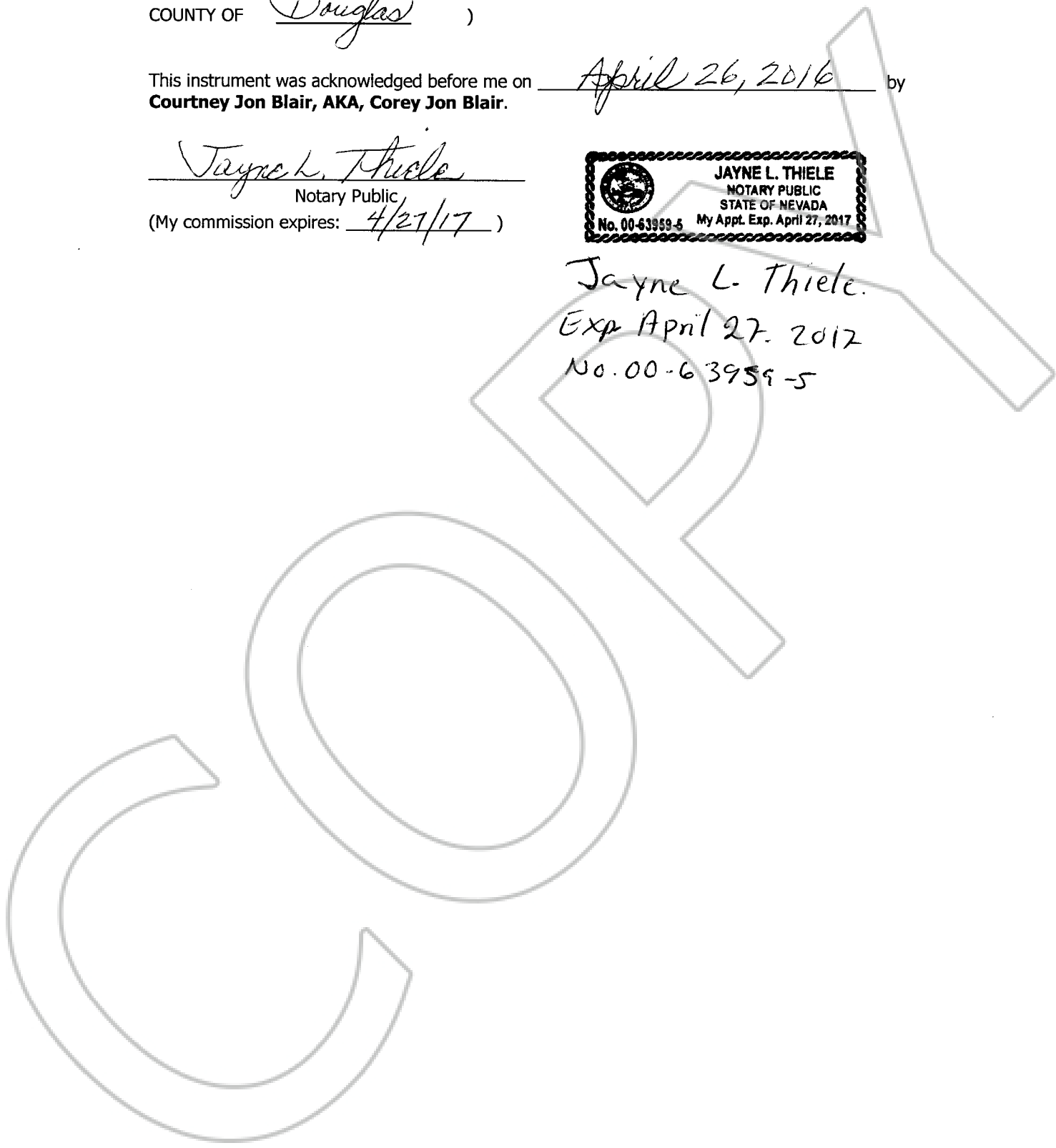


EXHIBIT A TO DEED IN LIEU OF FORECLOSURE

ESTOPPEL AFFIDAVIT

State of Nevada)
) ss.
County of Clark)

Date: 02/22/2016

Courtney Jon Blair, 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 **Darwin V. Ellis** dated **February 22, 2016** ("Deed"), conveying the following described real property in the City of **Gardnerville**, 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 **Grantor**;

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);

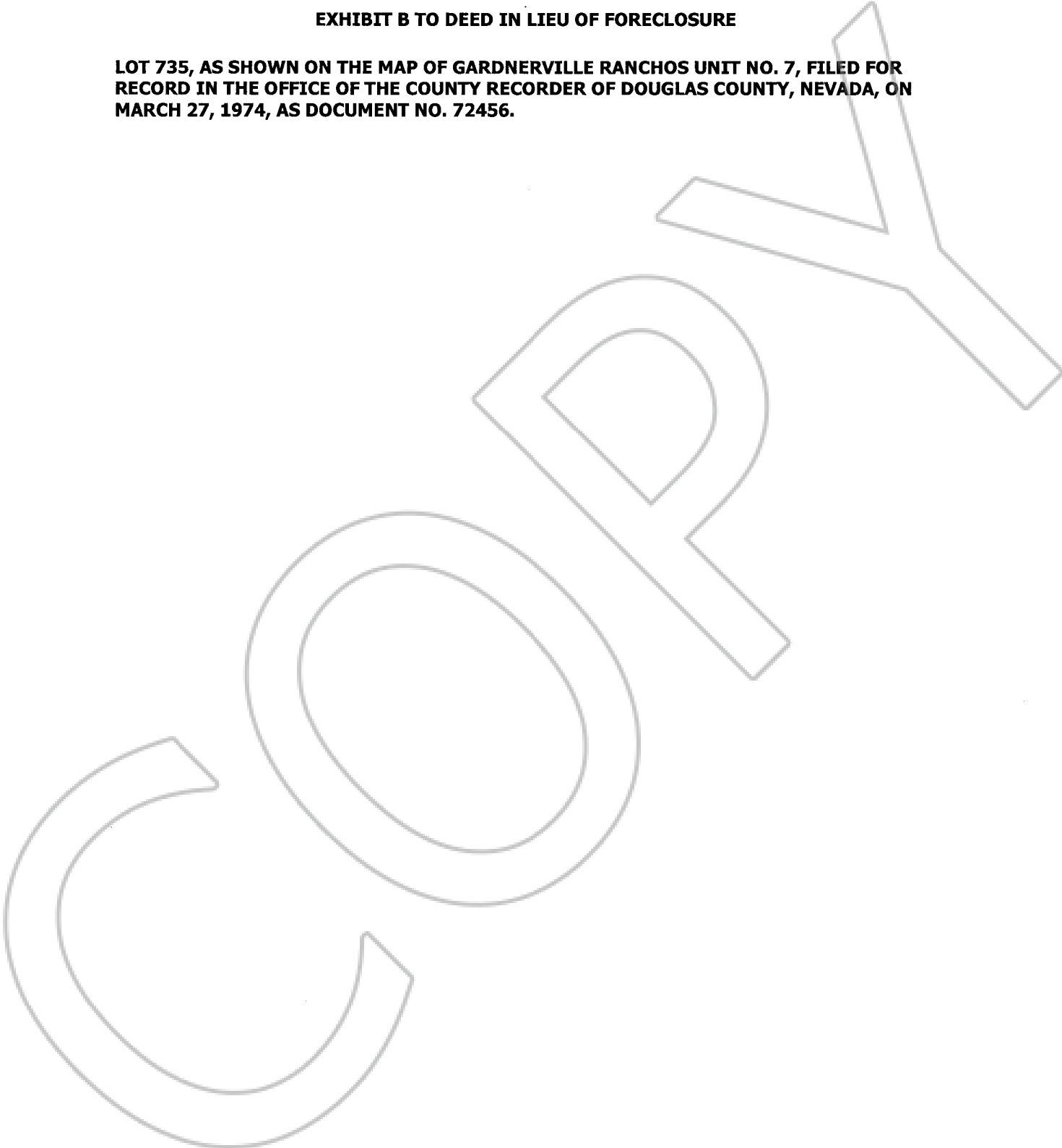
That, in the execution and delivery of the Deed, affiant(s) were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

That the consideration for the Deed was and is payment to affiant(s) of the sum of **\$124,477.00** ("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 **Courtney Jon Blair, also known as Corey Jon Blair, a married man as his sole and separate property**, as Trustor(s), to **Marquis Title & Escrow, Inc., a Nevada corporation**, as Trustee, for **Darwin V. Ellis, a married man as his sole and separate property**, as Beneficiary, dated **November 02, 2010** and recorded **November 15, 2010** as Instrument No. **773843** 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 B TO DEED IN LIEU OF FORECLOSURE

LOT 735, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, AS DOCUMENT NO. 72456.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1220-22-310-148
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: \$124,477.00
b) Deed in Lieu of Foreclosure Only (value of (\$ 0))
c) Transfer Tax Value: \$124,477.00
d) Real Property Transfer Tax Due \$485.55

4. **If Exemption Claimed:**

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

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: [Signature]

Capacity: Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Courtney Jon Blair

Print Name: Darwin V. Ellis

Address: 677 Long Valley Road

Address: 297 Great Hill Road

City: Gardnerville

City: Ridgefield

State: NV Zip: 89460

State: CT Zip: 06877

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

First American Title Insurance

Print Name: Company

File Number: 116-2498897 ST/ST

Address 2500 Paseo Verde Parkway, Suite 120

City: Henderson

State: NV Zip: 89074

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