

APN: 1320-30-211-095

WHEN RECORDED MAIL TO:

The Ward 1994 Trust

*1578 Broken Arrow
Gardnerville, NV 89410*

DEED IN LIEU OF FORECLOSURE

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WAI C. LOUIE or his successors in Trust under WAI C. LOUIE SEPARATE PROPERTY TRUST, dated April 22, 2000 (Grantor), does hereby GRANT, BARGAIN and SELL to CHARLES W. WARD and STEPHENIE J. WARD, Trustees of the WARD 1994 TRUST (Grantee), the real property situate in the County of Douglas, State of Nevada, described as follows:

All that certain lot, piece or parcel of land situate within a portion of Section 30, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel 1-A as shown on the Final Parcel Map FPM-2006 for Minden Ironwood Partners and Charles H. Paya, filed for record in the Office of the Douglas County Recorder on October 24, 1995, in Book 1095, Page 4101, as Document No. 373418, Official Records.

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 A Deed of Trust dated April 23, 2014, and executed by WAI C. LOUIE or his successors in Trust under WAI C. LOUIE SEPARATE PROPERTY TRUST, dated April 22, 2000, as Trustor, NORTHERN NEVADA TITLE COMPANY, a Nevada corporation, as the Trustee, and CHARLES W. WARD and STEPHENIE J. WARD, Trustees of the WARD 1994 TRUST, as the Beneficiary, which Deed of Trust was recorded on May 16, 2014, in the Official Records of Douglas County, Nevada, as Document No. 842706, which secures an obligation in the original principal amount of \$740,000.00. Grantor, WAI C. LOUIE or his successors in Trust under WAI C. LOUIE SEPARATE PROPERTY TRUST, dated April 22, 2000, is the successor in interest and obligor under said Deed of Trust, which was assigned to CHARLES W. WARD and STEPHENIE J. WARD, Trustees of the WARD 1994 TRUST (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.

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

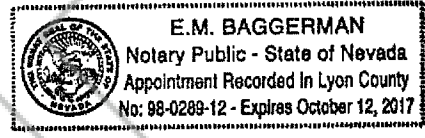
DATED: May 1 2017

Wai C. Louie
Wai C. Louie, Trustee

STATE OF NEVADA)
COUNTY OF Lyon) ss:

This instrument was acknowledged before me on May 1, 2017, by Wai C. Louie.

E.M. Baggerman
NOTARY PUBLIC



DATED: 5/2/17

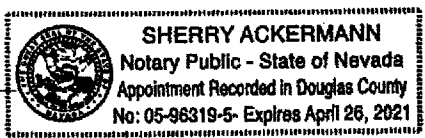
Charles W. Ward
Charles W. Ward, Trustee

Steph J. Ward
Steph J. Ward, Trustee

STATE OF NEVADA)
COUNTY OF Douglas) ss:

This instrument was acknowledged before me on 5-2, 2017, by Charles W. Ward and Stephenie J. Ward.

Sherry Ackermann
NOTARY PUBLIC



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-30-211-095

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: \$728,471.57
 Deed in Lieu of Foreclosure Only (value of property) (\$875,000.00)
 Transfer Tax Value: \$-146,528.43
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 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 Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Wai C. Louie Separate Property Trust
dated April 22, 2000
 Address: P.O. Box 1119
 City: Fernley
 State: NV Zip: 89408

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Charles W. Ward and Stephenie J. Ward,
Trustees of the Ward 1994 Trust
 Address: 1578 Broken Arrow
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company Esc. #: 085368-WLD
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410