

The undersigned hereby affirms that this document submitted for recording does not contain personal information of any person or persons.



KAREN ELLISON, RECORDER

APN: 1420-06-802-003
(Douglas County)

WHEN RECORDED RETURN TO:
Seaserpant, Inc.
P.O. Box 1724
Carson City, NV 89702

RPTT: _____

DEED AND
DEED-IN-LIEU OF FORECLOSURE

THIS INDENTURE, made this 20th day of June, 2017, by and between LESLI ANN HEWITT-SPEARS, a married woman as her sole and separate property, hereinafter referred to as "Grantor", and SEASERPANT, INC., a Nevada Corporation, hereinafter referred to as "Grantee",

W I T N E S S E T H:

That the said Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell, unto said Grantee all that certain real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances if any thereunto belonging and in

anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

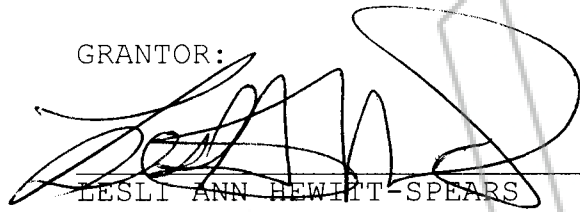
TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantee.

This deed is a full and absolute conveyance of the above-described real property which was or was intended to be encumbered with a Deed of Trust (Deed of Trust) dated May 28, 2014, executed by LESLI ANN HEWITT-SPEARS, recorded on the 3rd day of June, 2014, in the Office of the Recorder of Douglas County, State of Nevada, as Document No. 843887, as subsequently assigned to SEASERPANT, INC., a Nevada corporation, by Assignment of Deed of Trust recorded on the 3rd day of June, 2014 in the Office of the Recorder of Douglas County, State of Nevada, as Document No. 843888, the obligations owed under that Promissory Note in the face amount of \$264,500.00, dated May 28, 2014, secured by said Deed of Trust, and all rights accrued or to accrue under said Promissory Note and Deed of Trust, are deemed satisfied by Grantee upon recordation hereof and fulfillment of the terms of a Settlement Agreement between LESLI ANN HEWITT-SPEARS and SEASERPANT, INC. dated June 20, 2017. Grantee is the successor Holder of the Note secured by the Deed of Trust and the successor Beneficiary of the Deed of Trust.

Grantor declares that this conveyance is freely and fairly made.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

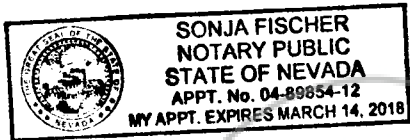
GRANTOR:



LESLI ANN HEWITT-SPEARS

STATE OF NEVADA)
) ss.
_____)

On June 20, 2017, personally appeared before me, the undersigned, a Notary Public, LESLI ANN HEWITT-SPEARS, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument.





Notary Public

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)
 a) 1420-06-802-003
 b) _____
 c) _____
 d) _____

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

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____

3. Total Value/Sales Price of Property: \$ 265,988.00
 Deed in Lieu of Foreclosure Only (value of property) \$ 260,000.00
 Transfer Tax Value: \$ 260,000.00 \$5,988.00
 Real Property Transfer Tax Due: \$ 23.40

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 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 _____
 Capacity President

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Lesli Ann Hewitt-Spears
 Address: 5180 S. Edmonds Drive
 City: Carson City
 State: NV Zip: 89701

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Seaserpant, Inc.
 Address: P.O. Box 1724
 City: Carson City
 State: NV Zip: 89702

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State _____ Zip _____