

DOUGLAS COUNTY, NV

**2019-928550**

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

**05/01/2019 02:54 PM**

FIRST AMERICAN MORTGAGE SOLUTIONS - TSG

KAREN ELLISON, RECORDER

E02

APN No.: 1420-07-811-002

WHEN RECORDED MAIL TO:

AND MAIL TAX STATEMENTS TO:

Reverse Mortgage Solutions, Inc.

14405 Walters Road, Suite 200

Houston, TX 77014

File No. : 19-00433-RM-NV

Order No. : 8752177

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### DEED IN LIEU OF FORECLOSURE

- 1) The grantee herein was the foreclosing beneficiary
- 2) The Amount of Unpaid Debt: \$345,712.83
- 3) The amount of Consideration: \$217,797.00
- 4) Document Transfer Tax: \$0.
- 5) Said Property is in the City of Carson City, County of Douglas.

For a valuable consideration, receipt of which is hereby acknowledged, **Sherrie S. Young, Successor Trustee for the Richard L. Sowers and Audrey L. Sowers Revocable Living Trust Dated November 18, 1997**, hereby grant to: **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose address is c/o Reverse Mortgage Solutions, Inc., 14405 Walters Road, Suite 200, Houston, TX 77014, the following described real property in the County of Douglas, State of NV, more particularly described as:

**LOT 24, IN BLOCK R, AS SET FORTH ON THE FINAL MAP OF SUNRIDGE HEIGHTS, PHASE 6A & 8A, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 1, 1995, BOOK 595, PAGE 1, AS DOCUMENT NO. 361213 AND BY CERTIFICATE OF AMENDMENT RECORDED MAY 17, 1995, BOOK 595, PAGE 2588, AS DOCUMENT NO. 362268, AND ALSO BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 7, 1995, IN BOOK 895, AT PAGE 816, AS DOCUMENT NO. 367680.**

More commonly known as: 985 Sunview Drive  
Carson City, NV 89705

THIS DEED IS AN ABSOLUTE CONVEYANCE, the consideration therefore being the full satisfaction of all obligations secured by the Deed of Trust executed by: Richard L. Sowers and Audrey L. Sowers, Trustees of the Richard L. Sowers and Audrey L. Sowers Revocable Living Trust Dated November 18, 1997, Trustor, to Northwest Trustee Services, Inc. Trustee, to Seattle Mortgage Company, as Beneficiary, dated December 22, 2006 and recorded on January 2, 2007 as Instrument No. 0691948, Book 0107, Page 235 of the Official Records of Douglas County, NV.

Grantor(s) declare that this conveyance is freely and fairly made, and that here are no agreements, oral or written other than this deed between Grantor and Grantee with respect to this land. Subject to current taxes, assessments, reservations, all easements, rights of way, covenants, conditions, restrictions, liens and encumbrances of record.

See Exhibit 'A'

Sherrie S. Young  
Sherrie S. Young, Successor Trustee for the  
Richard L. Sowers and Audrey L. Sowers  
Revocable Living Trust Dated November 18, 1997

State of Arizona  
County of Navajo ss.

On 4-18-19 before me, Penni L. Totherow, Notary public,  
personally appeared Sherrie S. Young, who  
personally known to me (or who proved to me on the basis of satisfactory evidence) to be the  
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me  
that he/she they executed the same in he/her/their signature(s) on the instrument the person(s)  
or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Penni L. Totherow



**EXHIBIT A**  
**ESTOPPEL AFFIDAVIT**

**Sherrie S. Young, Successor Trustee for the Richard L. Sowers and Audrey L. Sowers Revocable Living Trust Dated November 18, 1997** being of legal age, being first duly sworn, does depose and say:

That they are the identical party(ies) who made, executed and delivered that certain Deed to: Federal National Mortgage Association, dated the same as this document, conveying those certain parcels of real property situated in the City of Carson City, County of Douglas, State of NV more particularly described as:

**LOT 24, IN BLOCK R, AS SET FORTH ON THE FINAL MAP OF SUNRIDGE HEIGHTS, PHASE 6A & 8A, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 1, 1995, BOOK 595, PAGE 1, AS DOCUMENT NO. 361213 AND BY CERTIFICATE OF AMENDMENT RECORDED MAY 17, 1995, BOOK 595, PAGE 2588, AS DOCUMENT NO. 362268, AND ALSO BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 7, 1995, IN BOOK 895, AT PAGE 816, AS DOCUMENT NO. 367680.**

More commonly known as: 985 Sunview Drive  
Carson City, NV 89705  
APN: 1420-07-811-002

THAT said deed is intended to be and is an absolute conveyance of the title to said property to the grantee named therein, and was not now intended as a mortgage, trust conveyance or security of any kind;

THAT it was the intention of affiants as grantors in the said deed to convey, and by said deed these affiants did convey, to the grantee therein, all their right, title and interest absolutely in and to the property described in said deed and that possession of said property has been surrendered to the grantee;

THAT in the execution and delivery of said deed affiants were not acting under misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

THAT the consideration for the Deed was and is the agreement of Grantee that Grantors' liability secured by that certain Deed of Trust ("Deed of Trust") executed by Richard L. Sowers and Audrey L. Sowers, Trustees of the Richard L. Sowers and Audrey L. Sowers Revocable Living Trust Dated November 18, 1997, as Trustor. Deed of Trust names Northwest Trustee Services, Inc. as Trustee and Seattle Mortgage Company, Beneficiary, recorded on January 2, 2007 as No. Instrument No. 0691948, Book 0107, Page 235 of the Official Records of Douglas County, NV shall be fully cancelled, and that said Deed of Trust shall be fully reconveyed;

THAT at the time of making said deed affiants believed and now believe that the aforesaid consideration therefore represented the fair value of said property;

THAT the affiants 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 set forth above.

IN WITNESS WHEREOF, the undersigned has executed this Estoppel Affidavit as of

the 18 day of April 2019.

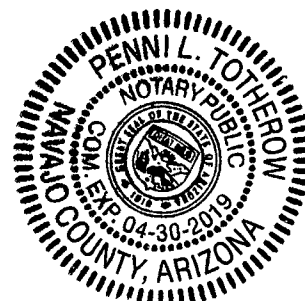
Sherrie S. Young  
Sherrie S. Young, Successor Trustee for the  
Richard L. Sowers and Audrey L. Sowers  
Revocable Living Trust Dated November 18, 1997

State of Arizona  
County of Navajo ss.

On 4/18/2019 before me, Penni L. Totherow, Notary public, personally appeared Sherrie S. Young, who personally known to me (or who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she they executed the same in he/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Penni L. Totherow



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1 Assessor Parcel Number(s)  
a) 1420-07-811-002

2 Type of Property:

- |                             |              |  |                  |
|-----------------------------|--------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex         |
| e) <input type="checkbox"/> | Apt. Bldg    | f) <input type="checkbox"/>            | Comm'l/Ind'l     |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home      |
| <input type="checkbox"/>    | Other _____  |  |                  |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a Total Value/Sales Price of Property \$345,712.83  
b Deed in Lieu of Foreclosure Only (value of property) (217,797.00)  
c Transfer Tax Value: \$0.00  
d Real Property Transfer Tax Due \$0.00
4. **If Exemption Claimed:**  
a Transfer Tax Exemption per NRS 375.090, 2  
b Explain Reason for Exemption:  
Transfer to a government entity
5. Partial Interest: Percentage being transferred: 100%

The undersigned declare 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 Sherrie Young Capacity Grantor  
Sherrie S. Young, Successor Trustee for the  
Richard L. Sowers and Audrey L. Sowers  
Revocable Living Trust Dated November 18, 1997

**SELLER (GRANTOR) INFORMATION**

Sherrie S. Young, Successor Trustee for the  
Richard L. Sowers and Audrey L. Sowers  
Revocable Living Trust  
Dated November 18, 1997  
1046 W. Zuni Ln.  
Lakeside, AZ 85929

**BUYER (GRANTEE) INFORMATION**

Federal National Mortgage Association  
c/o Reverse Mortgage Solutions, Inc.  
14405 Walters Road, Suite 200  
Houston, TX 77014

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

Print Name: First American Mortgage Solutions Escrow #: 8752177  
Address: 3 First American Way  
City: Santa Ana State: CA Zip: 92707

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED