

173094

WHEN RECORDED RETURN TO:  
THOMAS R. BROOKSBANK, ESQ.  
201 West Liberty Street, Suite 1  
Reno NV 89501  
(775) 329-5114

DEED IN LIEU

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WAYNE A. DILLON ("Grantor"), do hereby Grant Bargain and Sell to Ford Housing Finance Services, Inc., a division of Associates Housing Finance Services, Inc., a Delaware corporation, now known as Associates Housing Finance, LLC, ("Grantee"), (whose address is: 1409 Centerpoint Blvd., Ste 200, Knoxville TN 37932), the real property situate in the County of Eureka, State of Nevada, described as follows:

Lot 6 in Block 16 of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1 as shown on the map filed in the office of the County Recorder of Eureka County, Nevada, as File No. 34081.

EXCEPTING, therefrom, all petroleum, oil, natural gas, and products derived therefrom reserved by SOUTHERN PACIFIC LAND COMPANY by deed recorded September 24, 1951 in Book 24 of Deeds at page 168 Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 1999 - 2000: 02-036-04

Commonly known as 371 Third Street, Crescent Valley, NV 89821.

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues of profits thereof ("the Property").

Grantor hereby acknowledges that it is Grantor's intention to convey by this deed not only all of Grantor's present right, title and interest, but also any and all right, title and interest after acquired by Grantor or its successors or assigns in the Property.

Grantor declares that this conveyance is freely and fairly made. The consideration for this deed is the full release of the Grantor from personal liability with respect to all debts, obligations, costs, and charges (herein collectively "Indebtedness") secured by the deed of trust (herein "Deed of Trust"), dated September 2, 1997, wherein Grantor is the trustor, Stewart Title Company, is the trustee, and Grantee is the beneficiary, which Deed of Trust was recorded on October 29, 1997, in the official records of the County Recorder of Eureka County, Nevada, as document no. 168850, and which secures a note dated September 2, 1997, evidencing an obligation in the original

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principal amount of One Hundred Fourteen Thousand Seven Hundred Seventy-three Dollars and 22 Cents (\$114,773.22).

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.

Grantor hereby acknowledges that the interests of Grantee in the Property pursuant to the terms of the Deed of Trust, shall not merge with its interest as Grantee herein. It is the express intention of Grantor and Grantee that such interest of Grantee as beneficiary under the Deed of Trust, and as the Grantee under this deed shall not merge, but shall be and remain at all times separate and distinct, notwithstanding any union of said interests in Grantee at any time, and that the Deed of Trust shall remain at all times a valid and continuous lien on the Property, unless and until the Deed of Trust is reconveyed by the Trustee under a recorded instrument of reconveyance.

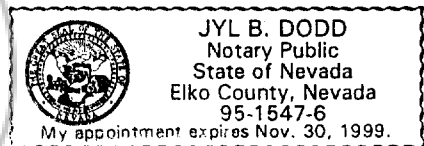
Witness my hand this 31 day of August, 1999.

Wayne A. Dillon  
WAYNE A. DILLON

STATE OF Nevada )  
  )SS.  
COUNTY OF Elko )

On 8-31-, 1999, personally appeared before me, a Notary Public, WAYNE A. DILLON personally known (or proved) to me to be the person(s) whose name(s) are subscribed to the above instrument who acknowledged that they executed the instrument.

Jyl B. Dodd  
NOTARY PUBLIC



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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Brookslark & Assoc.  
99 OCT 13 PM 12:56

EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 8.00

**173094**

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# State of Nevada Declaration of Value

1. Assessor Parcel Number(s)  
 a) 02-036-04  
 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 + Land

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument #: 173094  
 Book: 330 Page: 66  
 Date of Recording: 10-13-99  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property: \$ 120,000.00  
 Deduct Assumed Liens and/or Encumbrances: ( 112,841.52 )

(Provide recording information: Doc/Instrument #: 168850 Book: 315 Page: 255 )

Transfer Tax Value per NRS 375.010, Section 2: \$ 7158.48  
 Real Property Transfer Tax Due: \$ 9.31

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: NA  
 b. Explain Reason for Exemption: NA  
NA

5. Partial Interest: Percentage being transferred: NA %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

**SELLER (GRANTOR) INFORMATION**

Seller Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: (    ) \_\_\_\_\_  
 Capacity: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**

Buyer Signature: [Signature]  
 Print Name: THOMAS R. BROOKS JR  
 Address: 201 W. LIBERTY ST #1  
 City: RENO  
 State: NV Zip: 89501  
 Telephone: (775) 329-5110  
 Capacity: Attorney for Office

**COMPANY REQUESTING RECORDING**

Co. Name: \_\_\_\_\_ Esc. #: \_\_\_\_\_

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