

BOOK 375 PAGE 117-118
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Earl Rasmussen
2004 FEB 18 PM 12:58

EUREKA COUNTY, NEVADA
N.L.N. REDEVELOPMENT RECORDER
FILE NO. 185400
FEES 15⁰⁰

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 10th day of March 2003, between:

David Beard
P.O. Box 4075
Camp Verde, Arizona 86322
Being Party of the First Part, and,

Rasmussen Trust
Earl A. Rasmussen, Trustee
P.O. Box 112
Eureka, NV 89316
Being Party of the Second Part,

Rasmussen Trust
Lavernia C. Rasmussen, Trustee
P.O. Box 112
Eureka, NV 89316

WITNESETH:

That the said Party of the First Part, for and in consideration of the sum of TEN DOLLARS (\$10.), lawful money of the United States, and other good and valuable consideration, to the First Party in hand paid by said Party of the Second Part, the receipt whereof is hereby acknowledged, does by these presents GRANT, BARGAIN, SELL AND convey unto the Party of the Second Part, to their heirs and assigns forever, all that real property located in the County of Eureka, State of Nevada, described as follow , To-wit:

Parcel D of Lot 1 of Parcel F, a portion of the Large Division Map of the E. ½ S. 17, T.20N, R. 53E., M.D.B.&M. as shown on that certain parcel Map for E.A. and L.C. Rasmussen, filed in the Official Records of Eureka County Nevada, 26 April, 1988 as Document #117990. Assessors parcel # 07-393-08.

Excepting therefrom all the oil and gas in and under said land, reserved by the United States of America in Patent, recorded April 15, 1966 in Book 10, Page 331, official records of Eureka County, Nevada and all minerals by William and Lynda Salles.

Together with the tenements, hereditments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof.

This Deed is an absolute conveyance, the Party of the First Part having sold said land to the Party of the Second Part for a fair and adequate consideration, such consideration in addition to that above recited being full satisfaction of all obligations secured by the Deed of Trust executed by: David Beard to Earl A. & Lavernia C. Rasmussen, Trustees for The Rasmussen Trust.

The Party of the First Part declares that this conveyance is freely and fairly made and that there are no agreements oral or written, other than this deed between the two Parties hereto with respect to the property hereby conveyed, and this Deed is given in lieu of foreclosure of the above Deed of Trust and subsequent Assignments of Deed of Trust.

(1)

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IN WITNESS WHEREOF, The Party of the First Part has executed this conveyance the day and year first written above.

X David Beard
David Beard
P.O. Box 4075
Eureka, Nevada 89316

STATE OF NEVADA ~~ARIZONA~~
COUNTY OF EUREKA ~~YAVAPAI~~

On this 5th day of January, 2004 before me, the undersigned, a Notary Public in and for said County and State, personally appeared DAVID DEWAYNE BEARD known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he/she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

NOTARY PUBLIC:

E. Lynn Riordan

