

EUREKA COUNTY, NEVADA  
M.H. REBALEATI, RECORDER  
FILE NO. FEES 15<sup>00</sup>

ESTOPPEL AFFIDAVIT 186720

PARCEL NUMBER 001-136-05

STATE OF NEVADA }  
                              }SS:  
COUNTY OF Eureka }

*JASON*  
James B. Carroll, a single man, being duly sworn, each for himself and herself, deposes and says: That they are the identical parties who made, executed, and delivered that certain deed to James P. Ithurralde and Robert J. Ithurralde, dated the 9th day of July, 2002, conveying the following described property, to-wit:

Lots 11, 12 and 13, in Block 7, as shown on the plat of the plat of the Town of Eureka, filed in the office of the County Recorder of Eureka County, Nevada.

That the aforesaid deed is intended to be and is an absolute conveyance of the title to said premises to the grantee named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiants as grantors in 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 said premises; that possession of said premises has been surrendered to the grantee;

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

That the consideration for said deed was and is payment to affiants of the sum of \$42,000.00 by grantee, and the full cancellation of all debts, obligations, costs, and charges secured by that certain Deed of Trust heretofore existing on said property executed by Jason B. Carroll, Trustor, to NOT SHOWN as Trustee, for James P. Ithurralde and Robert J. Ithurralde as Beneficiary, dated April 09, 1996, recorded April 19, 1996, in Book 294 of Official Records, Page 471, Instrument No. 161847, Eureka County Nevada, and the reconveyance of said property under said Deed of Trust; that at the time of making said deed affiants believe and now believe that the aforesaid consideration therefor represents the fair value of the property so deeded;

This affidavit is made for the protection and benefit of the grantee in said deed, his successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described, and particularly for the benefit of Stewart Title of Northeastern Nevada which is about to insure the title to said property in reliance thereon, and any other title company which may hereafter insure the title to said property;

That affiants, and each of them 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 hereinabove set forth.

Date: MARCH 25, 2004

*Jason B. Carroll*  
Jason B. Carroll

State of Nevada

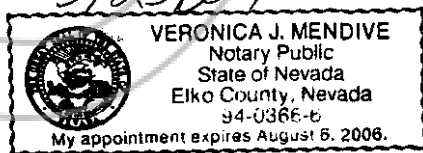
County of ELKO

Appeared before me, \_\_\_\_\_ by James B. Carroll.

Veronica J. Mendive

WITNESS my hand and official seal.

*Veronica J. Mendive*  
3/25/04



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