



[RECORDING REQUEST BY:]

TRUSTEE CORPS

1420-07-610-037

[WHEN RECORDED MAIL TO:]

Countrywide Home Loans  
Attn: Conventional Claims SV-30  
400 Countrywide Way  
Simi Valley, CA 93065

10046087

LOAN NO. 104584879

TS#: DIL051118

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]  
ORDER #: H800107

# GRANT DEED IN LIEU OF FORECLOSURE

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

- 1) The grantee herein was the beneficiary.
- 2) The amount of the unpaid debt together with costs was: **\$317,124.53**
- 3) The amount paid by the grantee over and above the unpaid debt was: ~~\$0.00~~ **1238.25**
- 4) The documentary transfer tax is:
- 5) Said property is in: ( ) unincorporated area: (X) City of **CARSON CITY**

and FOR VALUE CONSIDERATION, receipt of which is hereby acknowledged,

**RICHARD C. JAMES AND LESLIE A. JAMES, HUSBAND AND WIFE AS JOINT TENANTS** hereby GRANT(S) to **U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS LXS 2006-2N** of the following described real property in the County of **DOUGLAS** state of **NEVADA** :

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

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

Dated: 02/14/2008

  
By: **RICHARD C. JAMES, TRUSTOR**

  
By: **LESLIE A. JAMES, TRUSTOR**

State of Nevada

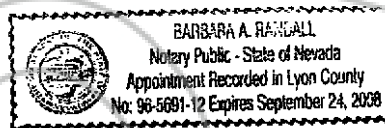
County of Carson City, NV

On February 15, 2008 before me, Barbara A. Randall a notary public, personally appeared Richard C. James, 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 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ <sup>Nevada</sup> that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Barbara A. Randall



State of Nevada

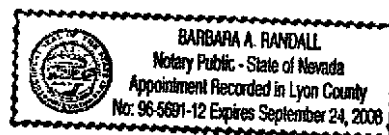
County of Carson City, NV

On February 15, 2008 before me, Barbara A. Randall a notary public, personally appeared Leslie A. James, 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 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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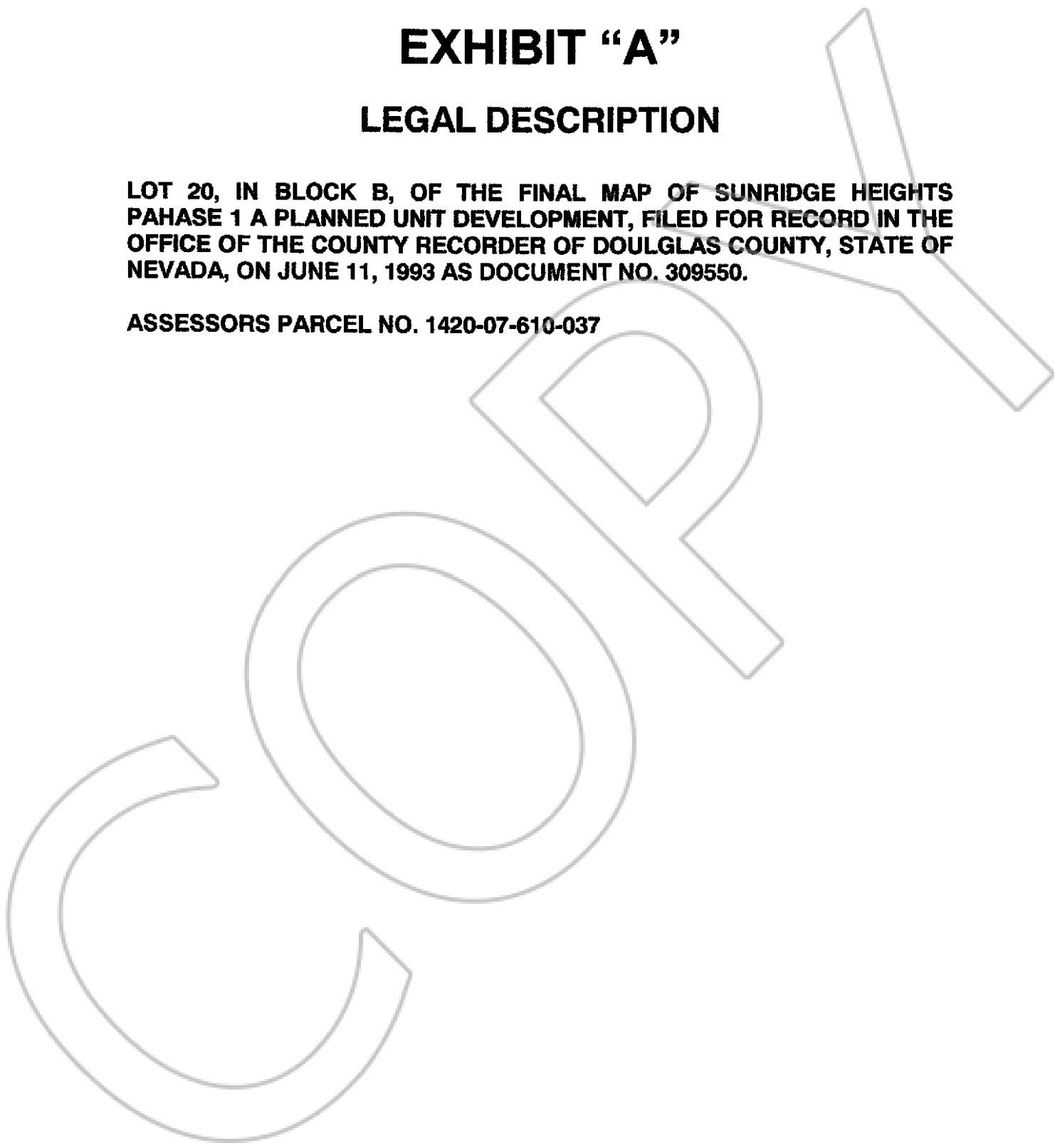


# **EXHIBIT "A"**

## **LEGAL DESCRIPTION**

**LOT 20, IN BLOCK B, OF THE FINAL MAP OF SUNRIDGE HEIGHTS  
PAHASE 1 A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE  
OFFICE OF THE COUNTY RECORDER OF DOULGLAS COUNTY, STATE OF  
NEVADA, ON JUNE 11, 1993 AS DOCUMENT NO. 309550.**

**ASSESSORS PARCEL NO. 1420-07-610-037**



# EXHIBIT "B"

## ESTOPPEL AFFIDAVIT

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 INTENTION OF THE AFFIANTS AS GRANTORS IN SAID DEED OF 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 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 THE SUM OF \$317,124.53, 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, RICHARD C. JAMES AND LESLIE A. JAMES, HUSBAND AND WIFE AS TRUSTOR, TO STEWART TITLE AS TRUSTEE, FOR the Lender is AEGIS WHOLESALE CORPORATION and "MERS" IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., MERS IS A SEPARATE CORPORATION THAT IS ACTING AS NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS, MERS IS THE BENEFICIARY UNDER THIS SECURITY INSTRUMENT AS THE BENEFICIARY, RECORDED ON 08/26/2005 IN BOOK 0805, PAGE 13025, AS DOCUMENT NO. 653436 OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AND THE RECONVEYANCE OF SAID PROPERTY UNDER SAID DEED OF TRUST;

THAT AT THE TIME OF MAKING SAID DEED AFFIANTS BELIEVED AND NOW BELIEVE THAT THE AFORESAID CONSIDERATION THEREFORE 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 ANY TITLE COMPANY WHICH WILL 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.



Dated: 02/14/2008

Richard C. James

By: RICHARD C. JAMES, TRUSTOR

Leslie A. James

By: LESLIE A. JAMES, TRUSTOR

State of Nevada

County of Carson City, NV

On February 15, 2008 before me, Richard C. James, a notary public, personally appeared Richard C. James, 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 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Barbara A. Randall



State of Nevada

County of Carson City, NV

On February 15, 2008 before me, Barbara A. Randall, a notary public, personally appeared Leslie A. James, 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 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

Signature Barbara A. Randall



**EXHIBIT "B" (continued.....)****RECITALS IN DEEDS**

DEEDS GIVEN BY GRANTORS PERSONALLY LIABLE FOR PAYMENT OF THE INDEBTEDNESS SECURED BY THE ENCUMBRANCE:

"THIS DEED IS AN ABSOLUTE CONVEYANCE, THE GRANTORS HAVING SOLD SAID LAND TO THE GRANTEEES FOR A FAIR AND ADEQUATE CONSIDERATION, SUCH CONSIDERATION IN ADDITION TO THE THAT ABOVE RECITED, BEING FULL SATISFACTION OF ALL OBLIGATIONS SECURED BY THE DEED OF TRUST EXECUTED BY RICHARD C. JAMES AND LESLIE A. JAMES, HUSBAND AND WIFE AS TRUSTOR, TO STEWART TITLE AS TRUSTEE, FOR the Lender is AEGIS WHOLESALE CORPORATION and "MERS" IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., MERS IS A SEPARATE CORPORATION THAT IS ACTING AS NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS. MERS IS THE BENEFICIARY UNDER THIS SECURITY INSTRUMENT AS THE BENEFICIARY, RECORDED ON 08/26/2005 IN BOOK 0805, PAGE 13025, AS DOCUMENT NO. 653436 OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA."

"GRANTORS DECLARE THAT THIS CONVEYANCE IS FREELY AND FAIRLY MADE, AND THAT THERE ARE NO AGREEMENTS, ORAL OR WRITTEN, OR OTHER THAN THIS DEED BETWEEN GRANTORS AND GRANTEEES WITH RESPECT TO SAID LAND."

DATED: 02/14/2008

**BENEFICIARY: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS LXS 2006-2N ; By: Countrywide Home Loans, Inc., as servicing agent**

  
Accepted by: Joseph Candelario FVP

DATED: 02/14/2008

**TRUSTOR(S): RICHARD C. JAMES AND LESLIE A. JAMES, HUSBAND AND WIFE AS JOINT TENANTS**

  
By: **RICHARD C. JAMES, TRUSTOR**

  
By: **LESLIE A. JAMES, TRUSTOR**



State of Nevada

County of Carson City, NV

On February 15, 2008 before me, Barbara A Randall, a notary public, personally appeared Richard C James, 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 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Bar

Signature Barbara A Randall



State of Nevada

County of Carson City, NV

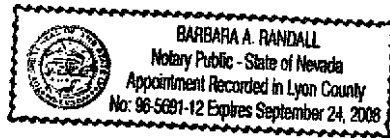
On February 15, 2008 before me, Barbara A Randall, a notary public, personally appeared Leslie A James, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

Bar

Signature Barbara A Randall



State of California

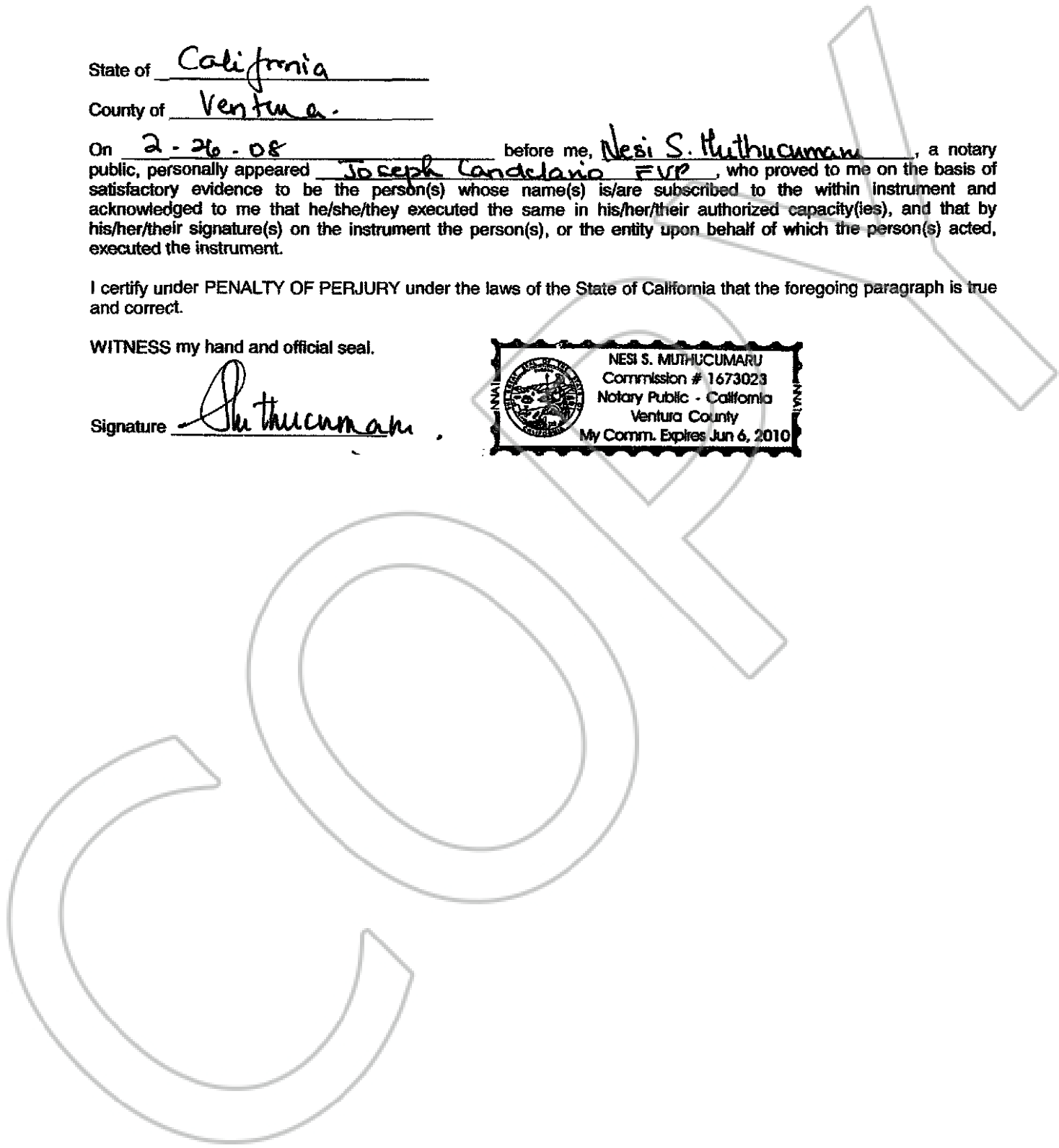
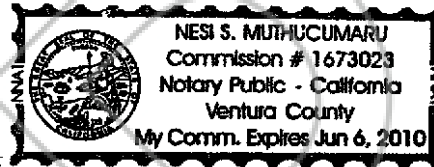
County of Ventura

On 2-26-08 before me, Nesi S. Muthucumar, a notary public, personally appeared Joseph Landelano FRP, 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 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

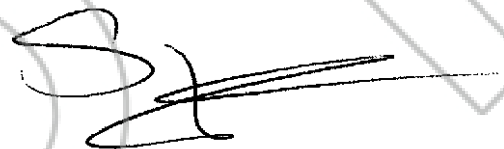
Signature Nesi S. Muthucumar





**JURISDICTION CLAUSE RIDER**

**Grantee joins in the execution of this conveyance for the purpose of acknowledging, pursuant of the requirements of Section 328.110 of the Nevada Revised Statutes, if applicable, that the United States Government does not seek exclusive jurisdiction over the realty described herein.**

A handwritten signature in black ink, appearing to be 'S. J.', is written over the large 'COOPER' watermark.

COOPER

