

OFFICIAL RECORD

Requested By:

FIRST AMERICAN NATIONAL
DEFAULT TITLE INSURANCE
Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 8 Fee: 21.00
BK-0308 PG- 4274 RPTT: # 3



[RECORDING REQUEST BY:]

TRUSTEE CORPS

APN#: 1420-33-111-011

[WHEN RECORDED MAIL TO:]

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

LOAN NO. 104463303

TS#: DIL050549

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]
ORDER #: 3482275

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: **\$403,508.18**
- 3) The amount paid by the grantee over and above the unpaid debt was: **\$0.00**
- 4) The documentary transfer tax is: **\$0**
- 5) Said property is in: () unincorporated area: (X) City of **MINDEN**

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

RICHARD C. JAMES AND LESLIE A. JAMES, HUSBAND AND WIFE AS JOINT TENANTS WITH THE FULL RIGHTS OF SURVIVORSHIP 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: 01/31/2008


By: RICHARD C. JAMES, TRUSTOR


By: LESLIE A. JAMES, TRUSTOR

THIS INSTRUMENT FILED FOR RECORD BY
FIRST AMERICAN TITLE INSURANCE COMPANY AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO
ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

State of Nevada

County of Carson City

On 2/6/08 before me, Jennifer Arneson, a notary public, personally appeared Richard 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jennifer Arneson



State of Nevada

County of Carson City

On 2/6/08 before me, Jennifer Arneson, a notary public, personally appeared Leslie 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 Jennifer Arneson



EXHIBIT "A"

LEGAL DESCRIPTION

LOT 59, BLOCK A, AS SHOWN ON THE FINAL MAP OF WILDHORSE UNIT NO. 3, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOULGAS COUNTY, STATE OF NEVADA, ON JULY 2, 1990, IN BOOK 790, PAGE 026, AS DOCUMENT NO. 229406.

ASSESSOR'S PARCEL NUMBER: 1420-33-111-011



Loan No. 104463303
TS#: D1L050549

EXHIBIT "B"

ORDER#: 3482275

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 \$403,508.18, 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 JOINT TENANTS WITH THE FULL RIGHTS OF SURVIVORSHIP AS TRUSTOR, TO STEWART TITLE AS TRUSTEE, FOR the Lender is AEGIS WHOLESALE CORPORATION, A 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 08/23/2005 AS INSTRUMENT 0653060 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.



Loan No: 104423308 TSH: D1050519

ORDER#: 3482275

Dated: 01/31/2008

Richard James
By: RICHARD C. JAMES, TRUSTOR

Leslie A. James
By: LESLIE A. JAMES, TRUSTOR

State of Nevada

County of Carson City

On 2/16/08 before me, Jennifer Arneson a notary public, personally appeared Richard 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jennifer Arneson



State of Nevada

County of Carson City

On 2/16/08 before me, Jennifer Arneson a notary public, personally appeared Leslie 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jennifer Arneson



BK-308
PG-4278

Loan No. 104463303 TS#: D1L050549 Order# 3482275

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 GRANTEE 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 JOINT TENANTS WITH THE FULL RIGHTS OF SURVIVORSHIP AS TRUSTOR, TO STEWART TITLE AS TRUSTEE, FOR the Lender is AEGIS WHOLESALE CORPORATION, A 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 08/23/2005 AS INSTRUMENT 0653060 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 GRANTEE WITH RESPECT TO SAID LAND."

DATED: 01/31/2008

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 Conchiano FVP

DATED: 01/31/2008

TRUSTOR(S): RICHARD C. JAMES AND LESLIE A. JAMES, HUSBAND AND WIFE AS JOINT TENANTS WITH THE FULL RIGHTS OF SURVIVORSHIP



By: RICHARD C. JAMES, TRUSTOR



By: LESLIE A. JAMES, TRUSTOR

seperate notary attached.



BK-308
PG-4279

Loan No. 104463303 TSA#: D14050549 ORDER#: 3482275

Recitals in Deeds

State of Nevada

County of Clark County

On 2/6/08 before me, Jennifer Arneson, a notary public, personally appeared Richard 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jennifer Arneson



State of Nevada

County of Clark County

On 2/6/08 before me, Jennifer Arneson, a notary public, personally appeared Leslie 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jennifer Arneson



BK-308
PG-4280

Loan No. 104463303 TS# D1050541 Order# 3482275

State of California

County of Ventura

On 2.20.08 before me, Nesi S. Muthucumaru, a notary public, personally appeared Joseph Candelario EVP, 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. Muthucumaru

