

APN 1420-27-701-018
Loan No.: 0037596699
Investor No.: 0037596699
DO-1090671-70

DOC # 746700
07/08/2009 01:19PM Deputy: GB
OFFICIAL RECORD
Requested By:
NORTHERN NEVADA TITLE CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-709 PG-1394 RPTT: 0.00

ESTOPPEL AFFIDAVIT
(Deed in Lieu of Foreclosure)



State of Nevada)
County of Douglas)ss.

Sally Pierce, an unmarried woman who acquired title as Sally Pierce, a married woman as her sole and separate property being first duly sworn, deposes and says: That they are the parties who made, executed, and delivered that certain Deed to Aurora Loan Services LLC

the present holder of the beneficial interest, dated May 12, 2009 ("Grantee"), conveying the following described property:

PARCEL 4C-2, AS SHOWN ON PARCEL MAP LDA #98-059 FOR RAYMOND M. SMITH, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON DECEMBER 2, 1998 IN BOOK 1298 AT PAGE 512 AS DOCUMENT NO. 455431.

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That the aforesaid Deed shall not restrict the right of Grantee to have the holder of the Note and the Deed of Trust institute and continue foreclosure proceedings if the Grantee desires, but the conveyance by said Deed, upon acceptance by Grantee, shall be and is hereby intended and understood to be an absolute conveyance and an unconditional sale, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; That it is/was the intention of affiant(s) as Grantor(s) in said Deed to convey, and by said Deed this(ese) affiant(s) did convey to the Grantee therein all their rights, title and interest absolutely in and to said premises; that possession of said premises has been surrendered to the Grantee;

That in the executed and delivery of said Deed, affiant(s) 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 is the full cancellation of all debts, obligations, costs and charges secured by that certain Deed of Trust heretofore existing on said property executed by Sally Pierce, a married woman

to Western Title, Trustor,
for Lehman Brothers Bank, FSB, as Trustee,
Mortgage Electronic Registration Systems, Inc., as Mortgagee, and
dated February 7th, 2006 and recorded on February 16th, 2006, in Book 0206, Page 5154, Instrument No. 0668057, as Beneficiary,
, which was assigned to Aurora Loan Services LLC

recorded 07/08/2009 in Book 709, Page 1389, Instrument No. 746698, 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, affiant(s) believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded;

This affidavit was made for the protection and benefit of the Grantee in said Deed, the Grantee's successors or 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 Northern Nevada Title Company Title Company 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;



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That affiant(s) will testify, declare, depose or certify under penalty of perjury before any competent officer, or person in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

12 May 2009
Date

Sally Pierce
Sally Pierce -Borrower

Date

-Borrower

Date

-Borrower

Date

-Borrower

Subscribed and sworn to (or affirmed) before me this 12th day of May, 2009
by Sally Pierce
personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Seal _____
Signature Leslie R. McGarry

