

RECORDING REQUESTED BY
MAIL TAX STATEMENT TO

BANK OF AMERICA HOME LOANS (BUFFALO)
475 CROSSPOINT PARKWAY
GETZVILLE NY 14068

DOC # 750031
09/02/2009 08:26AM Deputy: DW
OFFICIAL RECORD
Requested By:
DOCUMENT PROCESSING SOLU
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 6 Fee: 19.00
BK-909 PG-255 RPTT: 74.10



WHEN RECORDED MAIL TO

BANK OF AMERICA HOME LOANS (BUFFALO)
475 CROSSPOINT PARKWAY
GETZVILLE NY 14068



RECORDER'S USE ONLY

GRANT DEED DEED IN LIEU OF FORECLOSURE

LOAN NO. 6569626805
T.S. NO. 1227123-53
UNK

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$74.10

- Computed on full value of property conveyed, or
 Computed on full value less value of liens and encumbrances remaining at time of sale.
 Unincorporated area City of MINDEN MINDEN

Tax Parcel No. 1420-29-715-027

JASON J TRISTAO AND JOLEE S TRISTAO , HUSBAND AND WIFE AS JOINT TENANTS

FOR A VALUABLE CONSIDERATION, DO/DOES HEREBY GRANT TO
BANK OF AMERICA, N.A.

ESTOPPEL AFFIDAVIT (EXHIBIT "A") ATTACHED HERETO AND MADE A PART HEREOF
the real property in the County of DOUGLAS, State of Nevada, described as

LOT 343, IN BLOCK F, AS SET FORTH ON THE MAP (PD99-02-08) OF SARATOGA SPRINGS
ESTATES UNIT NO. 8, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE
OF THE DOUGLAS COUNTY RECORDER ON OCTOBER 18, 2004, IN BOOK 1004, AT PAGE 7206, AS
DOCUMENT NO. 626992, OFFICIAL RECORDS

this deed is absolute conveyance, the consideration therefore, in addition to that above recited being full satisfaction
of all obligations secured by the Deed of Trust executed by

JASON J TRISTAO AND JOLEE S TRISTAO

to BANK OF AMERICA, N.A.
GRTDDIL.doc

Rev.01/14/08

Page 1 of 3



LOAN NO. 6569626805
T.S. NO. 1227123-53

as the Original Beneficiary, recorded on April 11, 2007, as instrument no. 0698836 acknowledge that this conveyance is freely and fairly made: that the consideration received by the Grantors is equal to the fair value of the Grantors' interest to said land and that there are no agreements, oral or written, other than this deed between Grantors and Grantee with respect to title and said land.

Jason J. Tristao
JASON J TRISTAO
Jolie S. Tristao
JOLIE S TRISTAO

State of) Nevada
County of) Carson City, Municipality

On 8/24/09 before me, Loralei L. Barr
a Notary Public in and for said State, personally appeared _____

_____, 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

(Seal)

Signature *Loralei L. Barr*





THE GRANTEE HEREIN ② WAS/WAS NOT THE BENEFICIARY.

THE AMOUNT OF THE UNPAID DEBT WAS
THE AMOUNT PAID BY THE GRANTEE WAS
THE DOCUMENTARY TRANSFER TAX

\$	178,650.00
\$	18,650.00
\$	74.10

PROPERTY IS IN () THE UNINCORPORATED AREA OF _____
() CITY OF Minden

I CERTIFY (OR DECLARE) UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

SIGNATURE Andene Agwofu





EXHIBIT 'A'

ESTOPPEL AFFIDAVIT

STATE OF NEVADA

TS NO. 1227123-53

SS

LOAN NO. 6569626805

COUNTY OF DOUGLAS

JASON J TRISTAO AND JOLEE S TRISTAO, HUSBAND AND WIFE AS JOINT TENANTS

(hereinafter call "Affiants"), being first duly sworn, for themselfe(s), depose(s) and say(s):

That they were the identical party(ies) who made, executed and delivered that certain Grant Deed to BANK OF AMERICA, N.A.

(hereinafter called "Grantee"), of even date herewith, conveying the following described property described to wit:

As more completely described in attached Exhibit "B".

That the Affiants now are and at all times herein mentioned were
JASON J TRISTAO AND JOLEE S TRISTAO, HUSBAND AND WIFE AS JOINT TENANTS

That aforesaid Grant 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 the Affiants as Grantors in said Grant Deed to convey, and by said Grant Deed, the Affiants did convey to the Grantee therein in 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 Grant 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 Grant Deed was and is (i) the full cancellation of all debts, obligations, costs and charges secured by that certain Deed of Trust heretofore existing on said property, including, without limitation, that certain Promissory Note executed by Affiants in favor of Grantee as of April 04, 2007 which Deed of Trust was executed by
JASON J TRISTAO AND JOLEE S TRISTAO

Trustors, to PRLAP, INC. as Trustee, for
BANK OF AMERICA, N.A.

dated April 04, 2007 and recorded April 11, 2007 as document 0698836, book XX, page XX of official records, DOUGLAS County, NEVADA, and (ii) the reconveyance of said property encumbered by said Deed of Trust; and that at the time of making said Grant Deed, the Affiant believed, and now believes, that the aforesaid consideration represents the fair value of the property so decided.

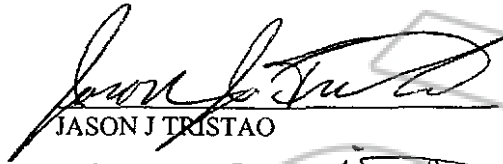
This Affidavit is made for the protection and benefit of the Grantee in said Grant Deed, their successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described, and particularly for the benefit of any title company which may hereafter insure the title to said property.



T.S. No. 1227123-53
Dated as of August 17, 2009

That Affiants 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.

**Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter and the singular number includes the plural.


JASON J TRISTAO


JOLEE S TRISTAO

State of) Nevada
County of) Carson City, Municipality

On 8/24/09 before me, Loralei L Barr
a Notary Public in and for said State, personally appeared _____

_____, 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

(Seal)

Signature 

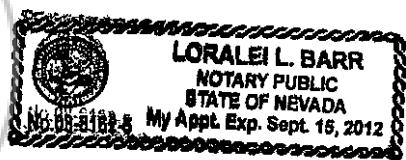




EXHIBIT "B"

LOT 343, IN BLOCK F, AS SET FORTH ON THE MAP (PD99-02-08) OF SARATOGA SPRINGS ESTATES UNIT NO. 8, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON OCTOBER 18, 2004, IN BOOK 1004, AT PAGE 7206, AS DOCUMENT NO. 626992, OFFICIAL RECORDS

COPY