

APN# 1419-27-610-002

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 6 Fee: 44.00  
BK-0111 PG- 6550 RPTT: 832.65



Recording Requested by:  
Name: The Cooper Castle Law Firm  
Address: 5275 S Durango Dr.  
City/State/Zip: Las Vegas, NV, 89113

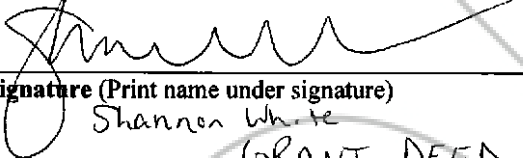
Mail Tax Statements to:  
Name: Bank of America, NA  
Address: 30870 Russel Ranch Rd.  
City/State/Zip: Westlake Village, CA 91362

Please complete Affirmation Statement below:

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law: \_\_\_\_\_  
(State specific law)

  
Signature (Print name under signature) \_\_\_\_\_ Title \_\_\_\_\_  
Shannon White Paralegal

GRANT DEED IN LIEU OF FORECLOSURE  
(Insert Title of Document Above)

\*\*\*\*\*

Only use the following section if one item applies to your document

This document is being re-recorded to \_\_\_\_\_

-OR-

This document is being recorded to correct document # \_\_\_\_\_, and is correcting \_\_\_\_\_

\*\*\*\*\*

Prepared by:  
The Cooper Castle Law Firm, LLP

When recorded Mail Tax Statements to:  
Bank of America, N.A.  
30870 Russell Ranch Road  
Westlake Village, CA 91362

Assessor's Parcel No.: 1419-27-610-002

**GRANT DEED  
DEED IN LIEU OF FORECLOSURE**

The Grantee herein is the Beneficiary.  
Taxable Value: 0.00  
Transfer Tax: 0.00  
Said Property is in the City of Genoa, County of Douglas

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CLIFFORD THOMPSON AND MELODY THOMPSON**, hereby GRANTS TO **BANK OF AMERICA, NA**, the following described real property in the City of **GENOA** County of **DOUGLAS**, State of **NEVADA**:

**THE AND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS:**

**LOT 26, IN BLOCK B, AS SET FORTH ON FINAL SUBDIVISION MAP A PLANNED DEVELOPMENT PD00-16 FOR MOUNTAIN MEADOW ESTATES, PHASE 1, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MARCH 6, 2002, IN BOOK 0302, AT PAGE 2214, AS DOCUMENT NO. 536360, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

This deed is an absolute conveyance, the grantor having sold said land to the grantee for fair and adequate consideration, such consideration in addition to that above recited, being full satisfaction of all obligations secured by the deeds of trust executed by **CLIFFORD THOMPSON AND MELODY THOMPSON**, as Trustor, to **PRLAP, INC.** as Trustee, and **BANK OF AMERICA, N.A.** as Beneficiary, Dated **September 3, 2004** and recorded **September 14, 2004** in Book **0904**, Page **05085** as Instrument No. **0624117** of Official Records.

The parties to this deed do not intend, and this deed shall not be construed to cause there to be a merger of the interests, including but not limited to a merger of any ownership and security interests.

Grantor declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed between grantor and grantee with respect to this land.

Dated: 12/16/2010

*Clifford Thompson Melody Thompson*  
Clifford Thompson and Melody Thompson

**ACKNOWLEDGMENT**

State of California

County of Contra Costa

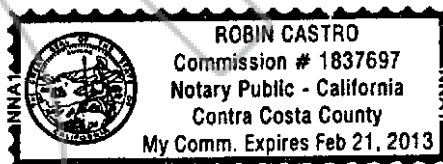
} SS

On 12/16/2010 before me, Robin Castro, the undersigned Notary Public,  
personally appeared Clifford Thompson and  
Melody Thompson

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.



Robin Castro

(seal)

Signature of Notary Public

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW.

Title of document Deed In Lieu Of Foreclosure

Number of pages 1 Date of document 12/16/2010

Signer(s) other than named above: N/A

**ESTOPPEL AFFIDAVIT**

Affidavit of Individual Giving Deed in Lieu of Foreclosure:

STATE OF California  
COUNTY OF Contra Costa

**CLIFFORD THOMPSON AND MELODY THOMPSON**, being first duly sworn, for themselves, depose and say: That they are the identical parties who made, executed and delivered that certain deed to Bank of America, NA dated 12/16/10, conveying the following described property, to-wit: IBD.m2

**THE AND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS:**

**LOT 26, IN BLOCK B, AS SET FORTH ON FINAL SUBDIVISION MAP A PLANNED DEVELOPMENT PD00-16 FOR MOUNTAIN MEADOW ESTATES, PHASE 1, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MARCH 6, 2002, IN BOOK 0302, AT PAGE 2214, AS DOCUMENT NO. 536360, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

That affiants now are, and at all times herein mentioned, sole owners;

That the aforesaid deed is intended to be and is an absolute conveyance of the title to said grantee named there and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiant as grantor in said deed to convey, and by said deed these affiants did convey to the grantee therein all 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 affiant was not acting under any misapprehension as to the affect thereof, acted freely and voluntarily and was not acting under coercion or duress;

That in consideration for said deed was and is the full cancellation of all debts, obligations, costs, and charges secured by that certain Deed of Trust heretofore existing properly executed by **CLIFFORD THOMPSON AND MELODY THOMPSON**, as Trustees, to **PRLAP, INC.** as Trustee, and **BANK OF AMERICA, NA** as Beneficiary, dated September 3, 2004, and recorded September 14, 2004, in Book 0904, Page 05085 as Instrument No. 0624117 of Official Records, and the reconveyance of said property under said Deed of Trust; that at the time of making said deed affiant believed and now believes that the aforesaid consideration therefore represents the fair value of the property so deeded;

That affiants, will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

*Clifford Thompson Melody Thompson*  
**CLIFFORD THOMPSON AND MELODY THOMPSON**

*see attached Acknowledgment. RC*

County of: \_\_\_\_\_  
State of: \_\_\_\_\_

On \_\_\_\_\_ before me \_\_\_\_\_, personally appeared Clifford Thompson and Melody Thompson, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within Instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the Instrument, executed that Instrument.

Witness my hand and official seal

\_\_\_\_\_  
Signature

(seal)

**ACKNOWLEDGMENT**

State of California

County of Contra Costa

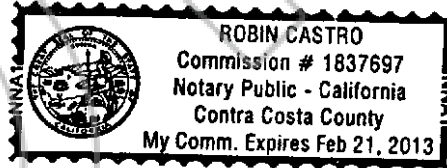
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On 12/16/2010 before me, Robin Castro, the undersigned Notary Public,  
personally appeared Clifford Thompson and  
Melody Thompson

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.



Robin Castro (seal)  
Signature of Notary Public

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW.

Title of document Estoppel Affidavit

Number of pages 2 Date of document N/A

Signer(s) other than named above: N/A