



This instrument filed for record by Pacific Coast Title Company as an accomodation only. It has not been examined as to its execution or as to its effect upon the title.

RECORDING REQUESTED BY  
APN: 1220-15-410-038

AND WHEN RECORDED MAIL DEED AND TAX STATEMENT TO Beneficial Mortgage Co. of Nevada c/o HSBC MORTGAGE SERVICES INC ATTN: RECORDS PROCESSING 636 GRAND REGENCY BOULEVARD BRANDON, FL 33510

File No. DIL0570816 Title Order No.  
APN: 1220-15-410-038 Loan No.: 17984667

Space above this line for recorder's use only

### GRANT DEED IN LIEU OF FORECLOSURE

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

- 1) The grantee herein was the beneficiary under that certain deed of trust dated 02/19/2008 and executed by the undersigned Grantor(s) in favor of the grantee herein:
- 2) The amount of the unpaid debt together with costs was: \$ 262,624.72
- 3) The amount paid by the grantee over and above the unpaid debt was: \$ 262,624.72
- 4) The documentary transfer tax is: \$ 0
- 5) Said property is in: ( ) unincorporated area: ( ) City of Gardnerville, County of Douglas, State of Nevada

and FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, **WILLIAM BLYTHE AND JENNIFER LEE BLYTHE, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON.** ("Grantor(s)") hereby GRANT(S) to **Beneficial Mortgage Co. of Nevada** ("Grantee"), the following described real property in the County of Douglas, State of NEVADA:

**LOT 25, IN BLOCK O, AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 10, 1967, IN MAP BOOK 1, PAGE 055, FILING NO. 35914.**



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

**Said property is commonly known as 822 LONG VALLEY RD, GARDNERVILLE, NV 89460**

**COPY**



WHEREAS, **[William Blythe and Jennifer Lee Blythe]** and **[Beneficial Mortgage Co. of Nevada]** agree that this **[GRANT DEED]** Agreement and the transactions contemplated herein are a mutual, full, and complete settlement, discharge and release of Grantor(s)' and Grantee's claims relating to the mortgage, including, without limitation, their rights and obligations with respect to the rescission of the mortgage pursuant to the Truth-in-Lending Act, Federal Reserve Regulation Z, or any other applicable law; and **[William Blythe and Jennifer Lee Blythe]** further acknowledge(s) that they have elected to proceed with this **[GRANT DEED]** Agreement and the transactions contemplated herein in lieu of any other rights or actions that they might pursue with respect to rescission either now or in the future.

Per lender (**Beneficial Mortgage Co. of Nevada**) and homeowner (**William Blythe and Jennifer Lee Blythe**), agreement was made prior to the deed in lieu process, the lender is to pay the homeowner **\$2,500.00 contingent on the condition property vacant and send docs back. Move out date 04/01/11** once the Deed in lieu process has been completed/deed in lieu docs have been recorded check will be issued.

**[William Blythe and Jennifer Lee Blythe]** and **[William Blythe and Jennifer Lee Blythe]** agree that this **[GRANT DEED]** Agreement and the transactions contemplated herein are a mutual, full, and complete settlement, discharge and release of Grantor(s)' and Grantee's claims relating to the mortgage, including, without limitation, their rights and obligations with respect to the rescission of the mortgage pursuant to the Truth-in-Lending Act, Federal Reserve Regulation Z, or any other applicable law; and **[William Blythe and Jennifer Lee Blythe]** further acknowledge(s) that they have elected to proceed with this **[GRANT DEED]** Agreement and the transactions contemplated herein in lieu of any other rights or actions that they might pursue with respect to rescission either now or in the future.



Dated: 3-31-11

[Signature]  
By: **WILLIAM BLYTHE**

[Signature]  
By: **JENNIFER BLYTHE**

STATE OF NV

COUNTY OF Douglas

On 3-31-11 before me BRENDA M. JAUMAN a Notary Public in and for said county, personally appeared, WILLIAM BLYTHE

personally known to me (or 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.

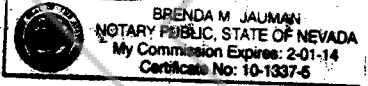
I certify under PENALTY OR PERJURY under the laws of the State of NV that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Notary Public in and for said County and State  
Brenda M. Jauman  
No: 10-1337-5  
Exp: 2/1/14



(SEAL)



STATE OF NV

COUNTY OF DOUGLAS

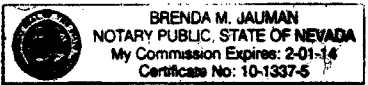
On 3-31-11 before me BRENDA M. JAUMAN a Notary Public in and for said county, personally appeared, JENNIFER BLYTHE

personally known to me (or 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 OR PERJURY under the laws of the State of NV that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Notary Public in and for said County and State



Brenda M. Jauman (SEAL)  
No: 10-1337-5  
Exp: 2/1/14



**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 OR THAT POSSESSION WILL BE SURRENDERED TO THE GRANTEE ON OR BEFORE 04/01/11.**

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 **\$00.00**, 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, **WILLIAM BLYTHE AND JENNIFER LEE BLYTHE, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, AS TRUSTOR, TO BENEFICIAL MORTGAGE CO. OF NEVADA AS TRUSTEE, FOR Beneficial Mortgage Co. Of Nevada AS THE BENEFICIARY, Recorded on 02/25/2008 as DOCUMENT NO. 0718487** OFFICIAL RECORDS OF THE COUNTY OF **Douglas**, STATE OF **NEVADA** (the beneficial interest under said Deed of Trust having been assigned to **Beneficial Mortgage Co. of Nevada**, the grantee herein) 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: 3-31-11

[Signature]  
By: **WILLIAM BLYTHE**

[Signature]  
By: **JENNIFER BLYTHE**

STATE OF NV

COUNTY OF DOUGLAS

On 3-31-11 before me BRENDA M. JAUMAN a Notary Public in and for said county, personally appeared, WILLIAM BLYTHE

personally known to me (or 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 OR PERJURY under the laws of the State of NV that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Notary Public in and for said County and State



Brenda M. Jauman (SEAL)  
NO: 10-1337-5  
EXP: 2/1/14

STATE OF NV

COUNTY OF DOUGLAS

On 3-31-11 before me BRENDA M. JAUMAN a Notary Public in and for said county, personally appeared, JENNIFER BLYTHE

personally known to me (or 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 OR PERJURY under the laws of the State of NV that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Notary Public in and for said County and State



Brenda M. Jauman (SEAL)  
NO: 10-1337-5  
EXP: 2/1/14



**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 GRANTEES 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 WILLIAM BLYTHE AND JENNIFER LEE BLYTHE, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, AS TRUSTOR TO BENEFICIAL MORTGAGE CO. OF NEVADA, AS TRUSTEE AND Beneficial Mortgage Co. Of Nevada, AS THE BENEFICIARY, DATED 02/19/2008, Recorded on 02/25/2008 as DOCUMENT NO. 0718487, OFFICIAL RECORDS OF THE COUNTY OF Douglas, STATE OF NEVADA." The beneficial interest having been assigned to Beneficial Mortgage Co. of Nevada, the grantee herein.

"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 GRANTEES WITH RESPECT TO SAID LAND."





Dated: 3-31-11

By: *William Blythe*  
WILLIAM BLYTHE

By: *Jennifer Lee Blythe*  
JENNIFER LEE BLYTHE

STATE OF NV

COUNTY OF Douglas

On 3-31-11 before me BRENDA M. JAUMAN a Notary Public in and for said county, personally appeared, WILLIAM BLYTHE personally known to me (or 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.

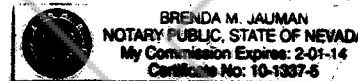
I certify under PENALTY OR PERJURY under the laws of the State of NV that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Brenda M. Jauman*  
Notary Public in and for said County and State



(SEAL)



STATE OF NV

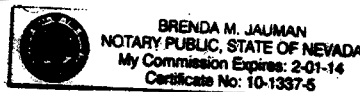
COUNTY OF Douglas

On 3-31-11 before me BRENDA M. JAUMAN a Notary Public in and for said county, personally appeared, JENNIFER LEE BLYTHE personally known to me (or 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 OR PERJURY under the laws of the State of NV that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Brenda M. Jauman*  
Notary Public in and for said County and State



(SEAL)

Brenda M. Jauman  
No: 10-1337-5  
EXP: 2/1/14





**BENEFICIARY/GRANTEE:**

**Beneficial Mortgage Co. of Nevada**

Dated: 4-5-11

SP  
Accepted by: Shawn Pierce VP

State of Florida

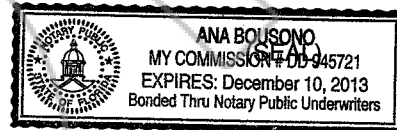
County of Hillsborough @ AB Ana Bouso

On 4-5-2011 before me, Shawn Pierce, a notary public, personally appeared Shawn Pierce 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AB  
Notary Public



Ana Bouso  
NO: DD-945721  
EXP: 12/10/13