

Requested By:  
Stewart Title of Nevada Rel  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-511 PG-4553 RPTT: 230.10

RECORDING REQUESTED BY:



AND WHEN RECORDED MAIL TO:  
GMAC MORTGAGE, LLC FKA  
GMAC MORTGAGE CORPORATION  
1100 VIRGINIA DRIVE  
FORT WASHINGTON, PA 19034  
Forward Tax Statements to the address given above  
T.S.#: GM-275051-C LOAN#: 0470170101

ORDER #110028439

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**GRANT DEED IN LIEU OF FORECLOSURE**

The undersigned Grantor hereby declares: The Grantee herein was the Beneficiary  
The amount of the unpaid debt, together with cost, was \$335,262.74  
The consideration for the transfer was \$0.00 The documentary transfer tax is \$0.00  
Tax Parcel Number: 1220-09-410-017

For valuable consideration, receipt of which is hereby acknowledged, JOHN T. JENSEN AND  
JEANETTE L. JENSEN, HUSBAND AND WIFE AS JOINT TENANTS hereby grants to Federal  
National Mortgage Association the following described real property in the city of Gardnerville, County  
of Douglas, State of Nevada.

Lot 17, as shown on the Final Map of SILVERANCH UNIT 1-A, filed for record in the office of the  
County Recorder of Douglas County, State of Nevada, on January 3, 1994, in Book 194, Page 256,  
as Document No. 326668.

Date: 2/23/2011

by: John T. Jensen  
JOHN T. JENSEN

by: Jeanette L. Jensen  
JEANETTE L. JENSEN

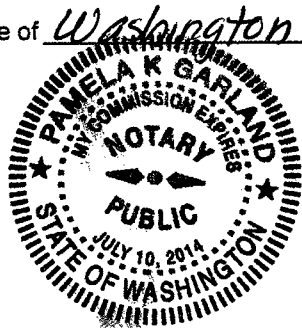
STATE OF } SS  
COUNTY OF }

On 2-23-2011 before me, Pamela K. Garland a Notary personally  
appeared John and Jeanette Jensen who proved on the basis of satisfactory  
evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge  
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 this Instrument on the person(s), or 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 Washington that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Pamela K. Garland (Seal)





**EXHIBIT "A" ESTOPPEL AFFIDAVIT**

T.S. # GM-275051-C LOAN# 0470170101

The aforesaid deed is intended to be and is an absolute conveyance of the title to said premises to the grantee names therein and was not and is not now intended as a mortgage, trust conveyance, or security of any kind. It is our intention as grantors in said deed to convey, and by said deed we did convey to the grantee therein all our right, title and interest absolutely in and to said premises; that possession of said premises has been surrendered to the grantee.

In the execution and delivery of said deed, we were not acting under any misapprehension as to the affect thereof, and acted freely and voluntarily and were not acting under coercion or duress.

The 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 on said property executed by: **JOHN T. JENSEN AND JEANETTE L. JENSEN, HUSBAND AND WIFE** Trustors, dated 8/14/2006 and recorded 8/22/2006 in book 0806, page 8786, as document number 0682827 of Official records of Douglas, Nevada, and RECONVEYANCE of said property under said deed of trust. At the time of making said deed, we believed and now believe that the aforesaid consideration for the deed represents the fair value of the property so deeded.

**Deficiency Waiver: I understand that GMAC or Federal National Mortgage Association will NOT seek a Deficiency Judgment against said Grantor(s) after the Deed In Lieu of Foreclosure is recorded.**

This declaration 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.

This Estoppel declaration for deed in lieu of foreclosure consisting of the page is executed this 23 day of FEBRUARY, 2011, at Concrete, State of WA.

BY: John T. Jensen  
JOHN T. JENSEN

BY: Jeanette L. Jensen  
JEANETTE L. JENSEN

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

On 2-23-2011 before me, Pamela K. Garland a Notary personally appeared John and Jeanette Jensen who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge 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 this Instrument on the person(s), or 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 Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Pamela K. Garland {Seal}





LOAN #0470170101  
T.S. # GM-275051-C

### GRANTOR(S) AFFIDAVIT

**JOHN T. JENSEN AND JEANETTE L. JENSEN, HUSBAND AND WIFE AS JOINT TENANTS, GRANTOR, NAMED IN THE ATTACHED DEED, BEING FIRST DULY SWORN UPON OATH, EACH FOR HIMSELF OR HERSELF AND NOT ONE FOR THE OTHER, DEPOSES AND SAYS:**

THAT HE OR SHE HAS READ THE ATTACHED DEED AND KNOWS THE CONTENTS THEREOF, AND THAT EVERY STATEMENT CONTAINED IN THE TERMS, WARRANTIES AND COVENANTS THEREIN SET FORTH IS TRUE OF HIS OR HER OWN KNOWLEDGE.

DATE: 2/23/2011

John T. Jensen, Grantor  
JOHN T. JENSEN, GRANTOR

Jeanette L. Jensen, Grantor  
JEANETTE L. JENSEN, GRANTOR

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

On 2-23-2011 before me, Pamela K. Garland a Notary personally appeared John and Jeannette Jensen who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge 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 this Instrument on the person(s), or 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 Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Pamela K. Garland {Seal





### AFFIDAVIT OF VACANCY FOR DEED IN LIEU OF FORECLOSURE

LOAN No. 0470170101

T.S. # GM-275051-C

JOHN T. JENSEN AND JEANETTE L. JENSEN, hereby agrees and certifies that the property located at:

1011 SILVERANCH DRIVE  
GARDNERVILLE, NV 89460  
APN: 1220-09-410-017

shall be vacant on or before 1/27/2011, and that no persons shall reside or be given access to stay at the property after 1/27/2011,

DATE: 2/23/2011

John T. Jensen  
JOHN T. JENSEN

Jeanette L. Jensen  
JEANETTE L. JENSEN

STATE OF } SS  
COUNTY OF }

On 2-23-2011 before me, Pamela K. Garland a Notary personally appeared John and Jeanette H. Jensen who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge 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 this Instrument on the person(s), or 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 Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Pamela K. Garland (Seal)

