

DOC # 788446
08/23/2011 12:49PM Deputy: SG
OFFICIAL RECORD
Requested By:
Northern Nevada Title CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-811 PG-4215 RPTT: 419.25



A.P.N. 1220-21-710-049
RPTT: \$419.25

Recording Requested By:
Greater Nevada Mortgage Services
4070 Silver Sage Drive
Carson City, NV 89701

When Recorded Mail to:
Greater Nevada Mortgage Services
4070 Silver Sage Drive
Carson City, NV 89701

Mail Tax Statement to:
Greater Nevada Mortgage Services
4070 Silver Sage Drive
Carson City, NV 89701

DEED

Please complete Affirmation Statement below:

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

Renee Lowry
Signature

Loan Servicing Specialist
Title

Renee Lowry
Print Signature

THIS INDENTURE, made this 11 day of August, 2011, by and between GREATER NEVADA MORTGAGE SERVICES, LLC, Grantor, and GREATER NEVADA CREDIT UNION, Grantee.

WHEREAS, on or about August 4, 2011, Michael C. Baxes and Lois D. Baxes did grant, bargain and sale to Grantor, Greater Nevada Mortgage Services, LLC as Grantees by virtue of a Deed in Lieu the real property commonly known as 1392 Leonard Road, Gardnerville, Nevada and more particularly described as follows:



Lot 519, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document No. 72456.

WHEREAS, in said Deed in Lieu, Michael C. Baxes and Lois D. Baxes did make the following recitals and warranties:

This Deed is an absolute conveyance for a fair and adequate consideration as an accommodation to the Grantors and being in full satisfaction of all obligations secured by the Deed of Trust executed by MICHAEL C. BAXES and LOIS D. BAXES, husband and wife as joint tenants, Trustor, in favor of GREATER NEVADA MORTGAGE SERVICES, LLC, Beneficiary, recorded July 7, 2003 as Document No. 0582602, Book 0703, Page 02457, Official Records of Douglas County, Nevada. The Grantors are receiving no additional consideration for this Deed and receiving no funds as part of this transaction. Grantors declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this Deed between Grantors and Grantee with respect to the property conveyed by this Deed. By accepting this Deed, Grantee specifically intends that a merger of title shall not occur and that the Deed of Trust shall continue as a lien on the property until it is reconveyed;

This statement is made for the protection and benefit of the Grantee, the Grantee's successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property, and for the benefit of all title insurance companies that insure title to the property;

This 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 affiants as Grantors in said Deed to convey, and by said Deed these affiants do 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;

In the 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;

The consideration for said Deed was and is the full cancellation of all debts, obligations, costs, and charges secured by those certain Deeds of Trust heretofore existing on said property executed by MICHAEL C. BAXES and LOIS D. BAXES, husband and wife as joint tenants, Trustor, to Stewart Title of Douglas County, as Trustee, for GREATER NEVADA MORTGAGE SERVICES, LLC as Beneficiary, recorded as Document No. 0582602, Book 0703, Page 02457, 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 affiants believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded;

Grantors can convey acceptable marketable title along with a Title Insurance Policy.

The property is not subject to subordinate liens held by others, judgments or attachments.

The property is vacant and broom swept.

Rental income is assigned to Fannie Mae, if applicable.

Grantors are aware that any late payments and acceptance of this Deed will be reported to the appropriate credit bureaus.

Grantors do not own any other FHA-insured mortgages and/or mortgage held by HUD.

The transfer date of the property to Grantee will occur on or before the 5th day of August, 2011.

Grantors are aware that there may be income tax consequences as a result of this Deed-in-Lieu of Foreclosure.

Grantors are aware that if they comply with all of the requirements of this agreement, they shall not be pursued for deficiency judgments.

Grantors will provide a statement describing the general physical condition in which the property will be conveyed.

Grantors will convey property vacant and free of personal property.

Grantors have provided an itemization of keys, built in fixtures and equipment to be delivered to the Grantee on or before the transfer date.

Grantors will provide evidence that utilities, assessments, and homeowner's association dues are paid in full to the transfer date unless otherwise agreed by the parties.

The dollar amount of consideration payable to and/or on behalf of the Grantors does not exceed \$2,000.



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.

WHEREAS, in reliance upon the estoppel and recitals and warranties given by Michael C. Baxes and Lois D. Baxes, Grantor did accept the above-described real property.

WHEREAS, NOW THEREFORE, the correct Grantee under the aforementioned Deed in Lieu recorded the _____ day of 08/23/2011, 2011 as Document No. 788445 of the Official Records of Douglas County, Nevada was GREATER NEVADA MORTGAGE SERVICES, LLC, Grantor herein.

NOW THEREFORE, Grantor does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns forever all of those certain lots, pieces or parcels of land situated in the City of Gardnerville, County of Douglas, State of Nevada, more commonly known as 1392 Leonard Road, Gardnerville, Nevada and more particularly described as follows:

Lot 519, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document No. 72456.

DATED this 11 day of Aug, 2011.

GREATER NEVADA MORTGAGE SERVICES, LLC

By: Jenny Casselman

Its: Vice President of Loan Servicing

STATE OF NEVADA)
)ss.
COUNTY OF CARSON CITY)

On this 11 day of August, 2011, before me, a Notary Public, personally appeared Jenny Casselman, Vice President of Loan Servicing of GREATER NEVADA MORTGAGE SERVICES, LLC, personally known to me to be the individual whose name is subscribed to this instrument, and acknowledged that he/she executed it. I declare under penalty of perjury that the individual whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.

[Signature]
NOTARY PUBLIC

