

DOC # 788455
08/23/2011 01:27PM 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-4263 RPTT: 298.35



A.P.N. 1220-21-710-137
RPTT: \$298.35

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 IN LIEU

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 9 day of August, 2011, by and between MICHAEL GAMBERG JR. and JANINE GAMBERG, husband and wife as joint tenants, of Douglas County, Nevada, Grantors, and GREATER NEVADA MORTGAGE SERVICES, LLC, Grantee.

WITNESSETH:

That the Grantors for and in consideration set forth herein to them in hand paid by the Parties, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell and convey unto the Grantee, it's successor(s) and assigns forever, all those



certain lots, pieces, or parcels of land situate in City of Gardnerville, County of Douglas, State of Nevada, commonly known as 653 Leonard Court, Gardnerville, Nevada and more particularly described as follows:

Lot 472, 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, in Book 374, Page 676, as File No. 72456.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

ESTOPPEL RECITAL

We, MICHAEL GAMBERG JR. and JANINE GAMBERG, as Grantors and affiants, do further state:

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 GAMBERG JR. and JANINE GAMBERG, husband and wife as joint tenants, Trustor, in favor of GREATER NEVADA MORTGAGE SERVICES, Beneficiary, recorded October 14, 2005 as Document No. 0657866, Book 1005, Page 6817, 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 GAMBERG JR. and JANINE GAMBERG, husband and wife as joint tenants, Trustor, to Western Title Company, as Trustee, for GREATER NEVADA MORTGAGE SERVICES, as Beneficiary, recorded as Document No. 0657866, Book 1005, Page 6817, 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 15th day of September, 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

