

DOC # 799105
03/19/2012 02:41PM Deputy: AR
OFFICIAL RECORD

Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: \$18.00
BK-312 PG-4103 RPTT: EX#002

Recording requested by:
Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101

Mail Tax Statement to and
When Recorded Mail to:
Federal National Mortgage Association
c/o Nationstar Mortgage LLC
350 Highland Drive
Lewisville, TX 75067



File No.: NV-11-469582-AB;
Order#: 6408276
APN No: 1319-19-612-012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

GRANT DEED IN LIEU OF FORECLOSURE

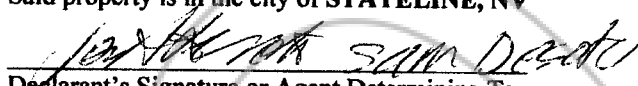
The Grantee herein is the Beneficiary

The Documentary Transfer Tax is **\$0.00**

The amount of the unpaid debt, together with cost, was **\$205,682.00**

The amount paid by the Grantee over and above the unpaid debt was **\$0.00**

Said property is in the city of STATELINE, NV


Declarant's Signature or Agent Determining Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **PATRICK LEARY, AN UNMARRIED MAN.**

HEREBY GRANTS TO: **Federal National Mortgage Association** and to his/her successors and assigns the following described real property in the County of **DOUGLAS** State of **NV**, described as:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Property is purported to be: **115 TRAMWAY DRIVE UNIT 11, STATELINE, NV 89449**

This deed is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration; said consideration being that grantee agrees not to bring a personal action on the debt against the grantors as related to the obligations of the deed of trust existing on said property executed by **PATRICK J LEARY, A SINGLE MAN.**, as Trustor(s), **JOAN H. ANDERSON**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ALLIANCE MORTGAGE GROUP INC., A CORPORATION**, the Beneficiary; which was recorded on **12/20/2007**, as Instrument No. **715099** in Book xxx Page xxx in the Official Records of **DOUGLAS** County, NV, and thereafter assigned to **Federal National Mortgage Association** by the assignment;



Grantor declares that this conveyance is free and fairly made pursuant to conditions set forth in the Estoppel Affidavit recorded concurrently with this conveyance.

Dated: _____

By: 

PATRICK J LEARY

State of: _____

U. S. CONSULAR AGENCY
SAN MIGUEL DE ALLENDE,
GUANAJUATO, MEXICO.

County of: _____

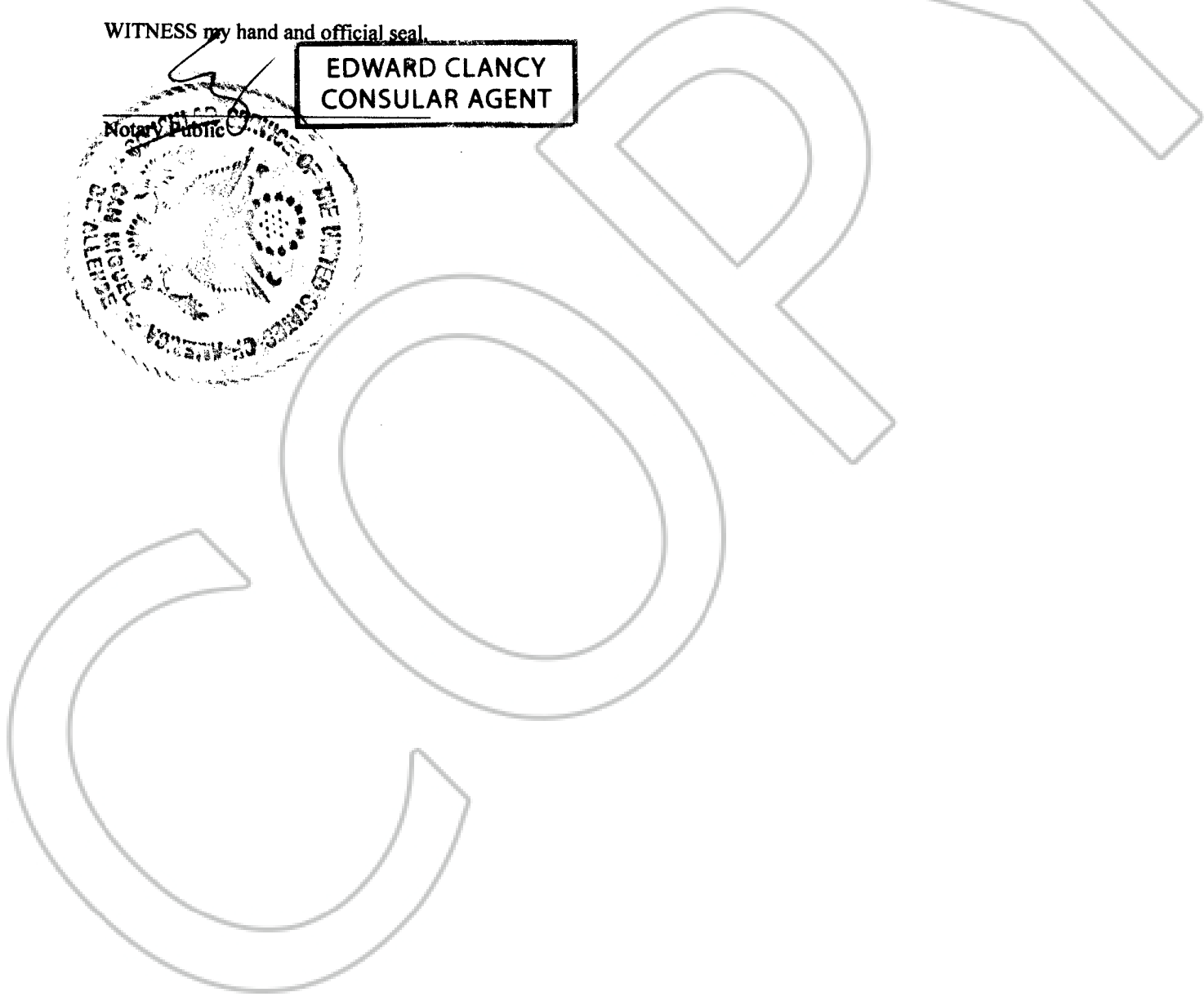
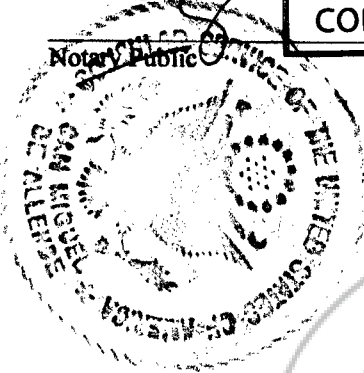
EDWARD CLANCY
CONSULAR AGENT

On March 5, 2012, before me, _____, personally appeared **PATRICK J LEARY**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person 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, and that by his/her/their signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

EDWARD CLANCY
CONSULAR AGENT

Notary Public





ESTOPPEL AFFIDAVIT

State of: NEVADA)
County of: DOUGLAS)

PATRICK J LEARY, declare the following:

PATRICK J LEARY are the same parties that executed and delivered the certain Grant Deed to **Federal National Mortgage Association** , on the same date as this document, which conveyed the interest in real property commonly known as: **115 TRAMWAY DRIVE UNIT 11, STATELINE, NV 89449** and described as follows:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

The Grant Deed is an absolute conveyance of the title and is not intended as a mortgage, trust conveyance or security of any kind;

That as a condition precedent to recording the Grant Deed and this Affidavit, the Grantors have surrendered possession to the Grantee;

That the consideration for said Grant Deed is that the Lender agrees not to bring a personal action on the debt against the grantors as related to the obligations of the deed of trust existing on said property executed by **PATRICK J LEARY, A SINGLE MAN.**, as Trustors, **JOAN H. ANDERSON**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ALLIANCE MORTGAGE GROUP INC., A CORPORATION**, the Beneficiary, which was recorded on **12/20/2007**, as Instrument No. **715099** in Book xxx Page xxx in the Official Records of **DOUGLAS** County, **NV**; and thereafter assigned to **Federal National Mortgage Association** by the assignment;

That Grantors believe that the consideration given is adequate for the real property so deeded in that the fair market value of the property is not in excess of the indebtedness of grantors as of the date hereof;

That the parties intend that the deed of trust or mortgage survive and not merge with the fee interest transferred by the Grant Deed;

That the Grantors were solvent at the time of making said Grant Deed;

This Affidavit is made for the benefit of the Grantee in said Grant Deed, **Federal National Mortgage Association** , its successor and assigns, and all other parties hereafter dealing with or who may acquire any interest in the property herein described and particularly for the benefit of the title insurer which insures the title to said property in reliance thereon;

That in the execution and delivery of said Grant Deed affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily, not under coercion or duress; and



That the undersigned 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 set forth herein.

Dated:

March 5, 2012

By:

Patrick J Leary
PATRICK J LEARY

State of:

U. S. CONSULAR AGENCY
SAN MIGUEL DE ALLENDE,

County of:

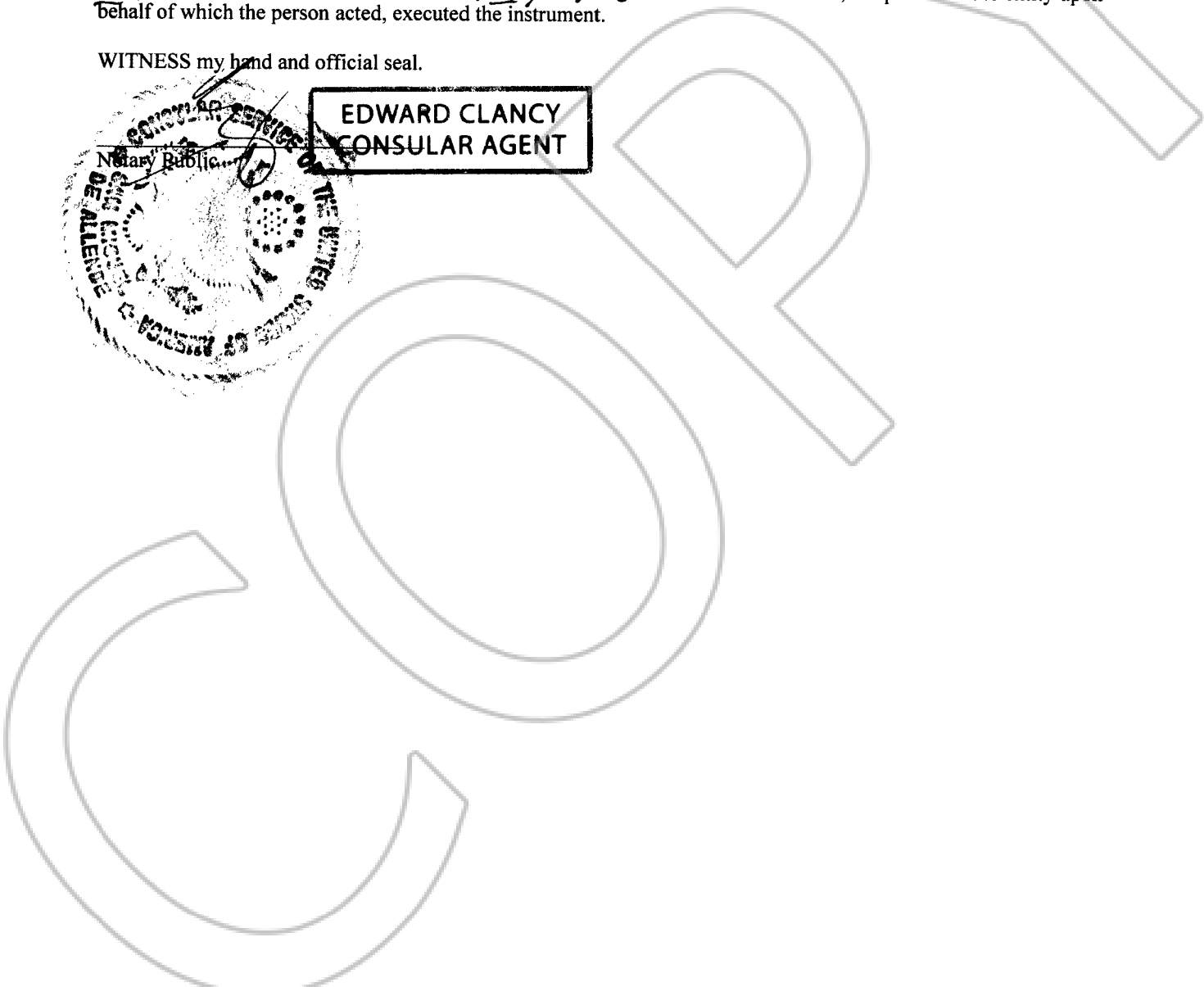
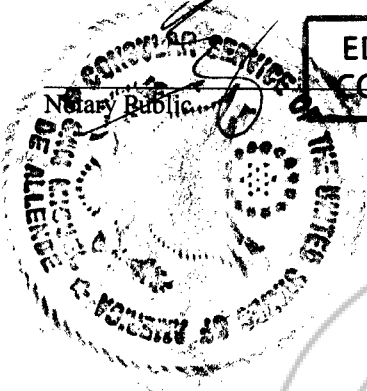
GUANAJUATO, MEXICO.

EDWARD CLANCY
CONSULAR AGENT

On *March 5 2012*, before me, _____, personally appeared **PATRICK J LEARY**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person 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, and that by his/her/their signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

EDWARD CLANCY
CONSULAR AGENT





ORDER NO: 6408276
REFERENCE NO: NV-11-469582-AB
TITLE OFFICER: CHARLOTTE OLMOS
PRODUCT TYPE: NEVADA PRELIM

DESCRIPTION

Exhibit A

THE LAND REFERRED TO IN THIS DESCRIPTION SITUATED IN THE **STATE OF NEVADA, COUNTY OF DOUGLAS, CITY OF STATELINE** AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT 11-B, AS SHOWN ON THE MAP AND DEDICATION SHEET OF TRAMWAY APARTMENT CONDOMINIUMS (A SUBDIVISION OF LOT 555, PARCEL B, SECOND AMENDED MAP OF SUMMIT VILLAGE), RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 30, 1973, DOCUMENT NO. 73375, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, AND AMENDED BY AMENDED MAP RECORDED DECEMBER 30, 1976, AS DOCUMENT NO. 05855, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

PARCEL 2:

AN UNDIVIDED 1/24 INTEREST IN ALL OF THE "COMMON AREA" AS SHOWN ON THE MAP AND DEDICATION SHEET OF TRAMWAY APARTMENT CONDOMINIUMS (A SUBDIVISION OF LOT 555, PARCEL B, SECOND AMENDED MAP OF SUMMIT VILLAGE), RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 30, 1973, DOCUMENT NO. 73375, DOUGLAS COUNTY, NEVADA, AND AMENDED BY AMENDED MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 30, 1976, AS DOCUMENT NO. 05855, DOUGLAS COUNTY, NEVADA.

1319-19-612-012