

DOC # 807740  
08/21/2012 12:02PM Deputy: GB

OFFICIAL RECORD

Requested By:  
First American National De  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 8 Fee: \$21.00  
BK-812 PG-4977 RPTT: 624.00

APN#: 1022-09-001-107

RECORDING REQUESTED BY:  
FIRST AMERICAN NATIONAL DEFAULT  
TITLE  
3 FIRST AMERICAN WAY  
SANTA ANA, CA 92707



**MAIL TAX STATEMENTS TO AND  
WHEN RECORDED MAIL TO:**

Wells Fargo Bank, N.A. C/O  
90708-Wells Fargo Home Mortgage  
3476 Stateview Blvd  
Fort Mill, SC 29715

6883812-WR

---

**The Undersigned Hereby Affirms That There Is No Social Security Number  
Contained In This Document.**

**GRANT DEED  
DEED IN LIEU OF FORECLOSURE**

---

**TITLE OF DOCUMENT**



Recording Requested By:  
First American Trustee Servicing Solutions, LLC

When Recorded and Mail  
Tax Statements To:  
**90708-WELLS FARGO HOME MORTGAGE**  
**3476 Stateview Blvd**  
**Fort Mill, SC 29715**

TS NO.: **NV1200245765**  
TITLE ORDER NO.: **6883812**  
APN: **1022-09-001-107**  
FHA/VA/PMI No.: **331-1236544-952/255**

**GRANT DEED**  
**DEED IN LIEU OF FORECLOSURE**

The Grantee herein is the Beneficiary.

|   |    |             |
|---|----|-------------|
| Amount of the Unpaid Principal Balance          | \$ | 231,227.42  |
| Amount Paid by Grantee Over & Above Unpaid Debt | \$ | 71,671.00   |
| Document Transfer Tax                           | \$ | 624.00      |
| City Transfer Tax                               | \$ | <b>0.00</b> |

Said property is in the City of **Wellington**, County of **DOUGLAS**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JOHN P. CHUFAR, SUCCESSOR TRUSTEE, FRANK J. CHUFAR FAMILY TRUST DATED AUGUST 13, 2002, hereby GRANT(S) TO WELLS FARGO BANK, N.A. , the following described real property in the City of Wellington, County of DOUGLAS, State of Nevada.

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.**

This deed is an absolute conveyance, the Grantor(s) having sold said land to the Grantee for a fair and adequate consideration, such consideration in addition to the above recited, being full satisfaction of all obligations secured by the deed of trust executed by FRANK J. CHUFAR, TRUSTEE, FRANK J. CHUFAR FAMILY TRUST DATED AUGUST 13, 2002, as Trustor(s) to UNITED TITLE OF NEVADA, as Trustee, and **WELLS FARGO BANK, N.A.** as Beneficiary, dated **12/21/2005** and recorded **01/20/2006** as Instrument No. **0666122**, Book/Page , of the Official Records.



Aug 02, 2012

Page 2 – File # NV1200245765

Grantor(s) declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed, between Grantor(s) and Grantee with respect to said land.

Dated August 8, 2012

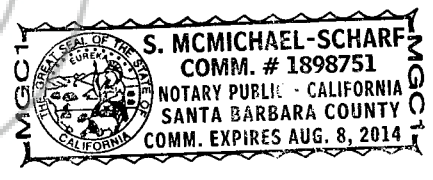
John P. Chufar  
JOHN P. CHUFAR

State of CA

County of: SANTA BARBARA

On this 8th day of August, 2012, before me S. McMichael-Scharf, a Notary Public, personally appeared JOHN P. CHUFAR; whose identify was proved to me on this basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he/she executed the same.

Signature: S. McMichael-Scharf (seal)





### CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

File No: ( )

APN No:

STATE OF California )SS  
COUNTY OF Santa Barbara )

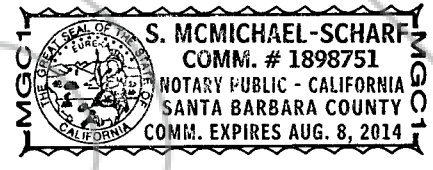
On August 8, 2012 before me, S. McMichael-Scharf, Notary Public, personally appeared  
John P. Chutar

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature S. McMichael-Scharf



This area for official notarial seal.

#### OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S)       LIMITED       GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

\_\_\_\_\_  
Name of Person or Entity

\_\_\_\_\_  
Name of Person or Entity

#### OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: Grant Deed

NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_



# Estoppel Affidavit

TS No: NV1200245765

*Affidavit of Individual Giving Deed in Lieu of Foreclosure*

State of NV  
County of **DOUGLAS**

JOHN P. CHUFAR, SUCCESSOR TRUSTEE, FRANK J. CHUFAR FAMILY TRUST DATED AUGUST 13, 2002, being first duly sworn, each for himself and/or herself, deposes and says: That he/she/they are the identical party (ies) who made, executed and delivered that certain deed to WELLS FARGO BANK, N.A., whereas WELLS FARGO BANK, N.A., is the current note holder, whereas, JOHN P. CHUFAR, SUCCESSOR TRUSTEE, FRANK J. CHUFAR FAMILY TRUST DATED AUGUST 13, 2002 conveys the following property:

See Exhibit A Attached hereto and made a part hereof

That the aforesaid deed is intended to be and is an absolute conveyance of the title to said premises to the Grantee named there and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiant(s) as Grantors in said deed to convey, and by said deed the affiant(s) 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;

That in the execution and delivery of said deed, affiant(s) were not acting under any misapprehension as to the affect thereof, acted freely and voluntarily and were not acting under coercion or duress;

That 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 executed by FRANK J. CHUFAR, TRUSTEE, FRANK J. CHUFAR FAMILY TRUST DATED AUGUST 13, 2002, as Trustor(s) to UNITED TITLE OF NEVADA, as Trustee, and WELLS FARGO BANK, N.A. as Beneficiary, dated 12/21/2005 and recorded 01/20/2006 as Instrument No. 0666122, Book/Page , of the Official Records, and the reconveyance of said property under said Deed of Trust; that at the time of making said deed, affiant believed and now believes 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, its 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 is about to insure the title to said property in reliance thereon, and any title company which may hereafter insure the title to said property;



That affiant(s), and each of them will testify, declare, depose or certify before any competent tribunal, officer or person, in any now pending or which may hereafter be instituted, to the truth of the particular facts herein above set forth.

Dated August 8, 2012

John P. Chufar  
JOHN P. CHUFAR

State of CA  
County of: Santa Barbara

On this 8th day of August, 2012, before me S. McMichael-Scharf, a Notary Public, personally appeared JOHN P. CHUFAR; whose identify was proved to me on this basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he/she executed the same.

Signature : S. McMichael-Scharf (seal)







TS No: NV1200245765

## Exhibit A

### Legal Description

ALL THAT REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA COUNTY OF DOUGLAS STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

LOT 37, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES, UNIT NO. 3, FILED IN THE OFFICE OF THE COUNTY RECORD OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 31, 1969, AS DOCUMENT NO. 44091.

