

DOC # 808100
08/27/2012 01:08PM Deputy: GB
OFFICIAL RECORD
Requested By:
Northern Nevada Title CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 7 Fee: \$45.00
BK-812 PG-6688 RPTT: 220.35



After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
2305 Ridge Road, Suite 106
Rockwall, Texas 75087

Mail Tax Statements To:
2010-3 SFR Venture REO, LLC
5032 Parkway Plaza Blvd
Charlotte, North Carolina 28217

Prepared By:
RUTH RUHL, P. C.
2305 Ridge Road, Suite 106
Rockwall, TX 75087

1097018-LI [Space Above This Line For Recording Data]

Loan No.: 1000390268
Investor No.: 1000390268
APN: 1319-30-530-005

THE UNDERSIGNED GRANTOR(S) DELCARE(S): DOCUMENTARY TRANSFER TAX IS \$ 220.35

Computed on full value of property conveyed, or
 Computed on full value less liens and encumbrances
remaining at time of sale.
 Unincorporated area _____ City of _____

DEED IN LIEU OF FORECLOSURE

For a valuable consideration, receipt of which is hereby acknowledged, Ben Steve Tepper and Kathy B. Tepper,
husband and wife as joint tenants

whose address is 315 Olympic Court, Unit E5, Stateline, Nevada 89449 , hereby grants to

2010-3 SFR Venture REO, LLC the present holder of the beneficial interest,

the following described property in the State of Nevada and the County of Douglas:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

MAIL TAX STATEMENTS AS DIRECTED ABOVE



Loan No.: 1000390268
Investor No.: 1000390268

THIS DEED is an absolute conveyance for a fair and adequate consideration, being the full satisfaction of all obligations secured by the Deed of Trust executed by Ben Steve Tepper and Kathy B. Tepper, husband and wife, as Trustor, as Trustee, as Mortgagee, and as Beneficiary, to First American Title Company of Nevada, for The Bank of Bonifay, recorded on July 21st, 2006 in Book 706, Page 7429, Instrument No. 680285, which was assigned to 2010-3 SFR Venture, LLC, a Delaware limited liability company recorded April 20th, 2011, in Book 411, Page 3616, Instrument No. 781808, Official Records of Douglas County, Nevada. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between Grantor 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 DEED is not intended as a mortgage, trust conveyance or security of any kind. It being the intention of the Grantor and the Grantee that the interest of the Grantor and the Grantee, their successors and/or assigns in said property under said mortgage whether guaranteed, insured or direct loan, shall not merge, and that said Deed of Trust shall not merge, and that said mortgage shall remain in full force and effect until specifically released. Said Deed of Trust was made by Ben Steve Tepper and Kathy B. Tepper, husband and wife

, as Trustor, as Trustee, as Mortgagee, and as Beneficiary, to First American Title Company of Nevada, for The Bank of Bonifay

dated July 7th, 2006, and recorded on July 21st, 2006 in Book 706, Page 7429, Instrument No. 680285, which was assigned to 2010-3 SFR Venture, LLC, a Delaware limited liability company recorded April 20th, 2011, in Book 411, Page 3616, Instrument No. 781808, Official Records of Douglas County, Nevada.

Said property is in the County of Douglas, State of Nevada.

APN: 1319-30-530-005

| | | |
|------|------------------|--|
| Date | <u>10-3-2011</u> | <u>Ben Steve Tepper</u> (Seal) Ben Steve Tepper -Borrower |
| Date | <u>10-3-2011</u> | <u>Kathy B. Tepper</u> (Seal) Kathy B. Tepper -Borrower |
| Date | _____ | _____ (Seal) -Borrower |
| Date | _____ | _____ (Seal) -Borrower |



EXHIBIT "A"

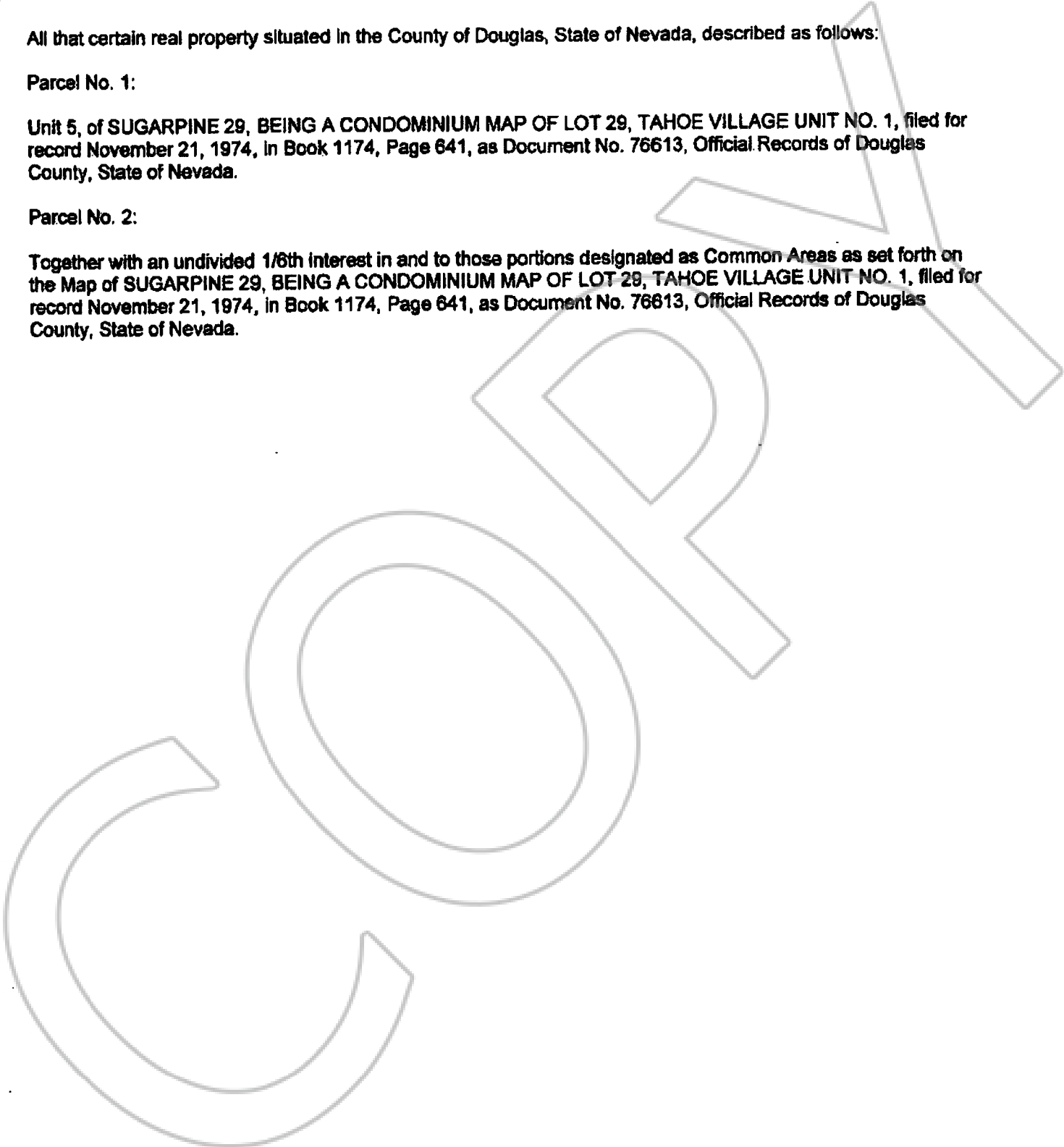
All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Parcel No. 1:

Unit 5, of SUGARPINE 29, BEING A CONDOMINIUM MAP OF LOT 29, TAHOE VILLAGE UNIT NO. 1, filed for record November 21, 1974, in Book 1174, Page 641, as Document No. 76613, Official Records of Douglas County, State of Nevada.

Parcel No. 2:

Together with an undivided 1/8th interest in and to those portions designated as Common Areas as set forth on the Map of SUGARPINE 29, BEING A CONDOMINIUM MAP OF LOT 29, TAHOE VILLAGE UNIT NO. 1, filed for record November 21, 1974, in Book 1174, Page 641, as Document No. 76613, Official Records of Douglas County, State of Nevada.





Loan No.: 1000390268
Investor No.: 1000390268

ESTOPPEL AFFIDAVIT
(Deed in Lieu of Foreclosure)

State of ~~Nevada~~ FL }

County of ~~Douglas~~ Okaloosa }ss.

Ben Steve Tepper and Kathy B. Tepper, husband and wife as joint tenants being first duly sworn, deposes and says: That they are the parties who made, executed, and delivered that certain Deed to 2010-3 SFR Venture REO, LLC

the present holder of the beneficial interest, dated October 3rd, 2011 _____ conveying the following described property: (“Grantee”),

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

That the aforesaid Deed shall not restrict the right of Grantee to have the holder of the Note and the Deed of Trust institute and continue foreclosure proceedings if the Grantee desires, but the conveyance by said Deed, upon acceptance by Grantee, shall be and is hereby intended and understood to be an absolute conveyance and an unconditional sale, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; That it is/was the intention of affiant(s) as Grantor(s) in said Deed to convey, and by said Deed this(ese) affiant(s) did convey to the Grantee therein all their rights, title and interest absolutely in and to said premises; that possession of said premises has been surrendered to the Grantee;

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

That the consideration for said Deed 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 Ben Steve Tepper and Kathy B. Tepper, husband and wife, _____, Trustor, _____, as Trustee, _____, as Mortgagee, and _____, as Beneficiary, to First American Title Company of Nevada for The Bank of Bonifay

dated July 7th, 2006 and recorded on July 21st, 2006, in Book 706, Page 7429, Instrument No. 680285, which was assigned to 2010-3 SFR Venture, LLC, a Delaware limited liability company recorded April 20th, 2011, in Book 411, Page 3616, Instrument No. 781808, 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, affiant(s) believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded;

This affidavit was made for the protection and benefit of the Grantee in said Deed, the Grantee's successors or 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 Northern Nevada Title Company which is about to insure the title to said property in reliance thereon, and any other title company which may hereafter insure the title to said property;



Loan No.: 1000390268
Investor No.: 1000390268

That affiant(s) will testify, declare, depose or certify under penalty of perjury before any competent officer, or person in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

10-3-2011
Date

Ben Steve Tepper
Ben Steve Tepper -Borrower

10-3-2011
Date

Kathy B. Tepper
Kathy B. Tepper -Borrower

Date

-Borrower

Date

-Borrower

Subscribed and sworn to (or affirmed) before me this 3 day of Oct, 2011,
by Ben Steve Tepper and Kathy B. Tepper
personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared
before me.

Seal _____
Signature _____

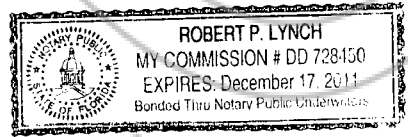




EXHIBIT "A"

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Parcel No. 1:

Unit 5, of SUGARPINE 29, BEING A CONDOMINIUM MAP OF LOT 29, TAHOE VILLAGE UNIT NO. 1, filed for record November 21, 1974, in Book 1174, Page 641, as Document No. 76613, Official Records of Douglas County, State of Nevada.

Parcel No. 2:

Together with an undivided 1/8th interest in and to those portions designated as Common Areas as set forth on the Map of SUGARPINE 29, BEING A CONDOMINIUM MAP OF LOT 29, TAHOE VILLAGE UNIT NO. 1, filed for record November 21, 1974, in Book 1174, Page 641, as Document No. 76613, Official Records of Douglas County, State of Nevada.

