

Requested By:
Commerce Title and Closing
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: \$18.00
BK-812 PG-6939 RPTT: 0.00



Tax Parcel No. 1319-19-720-007

RECORDING REQUESTED BY
MAIL TAX STATEMENT TO

Bank of America
5401 N. BEACH STREET
FORT WORTH, TX 76137
7045CTNV
WHEN RECORDED MAIL TO
Same as Above
APN# 1319-19-720-007

RECORDER'S USE ONLY

**GRANT DEED
DEED IN LIEU OF FORECLOSURE**

DIL NO.: 001215-000624

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$**00**

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

ZACHARY A. McCARLEY, WHO ACQUIRED TITLE AS A SINGLE MAN, AND WENDY S. McCARLEY, HUSBAND AND WIFE

FOR A VALUABLE CONSIDERATION, DO/DOES HEREBY GRANT TO

FEDERAL NATIONAL MORTGAGE ASSOCIATION
c/o Bank of America NA 5401 N. Beach St Fort Worth 76137
the real property in the County of DOUGLAS, State of NEVADA, described as

SEE ATTACHED EXHIBIT "B"

ESTOPPEL AFFIDAVIT (EXHIBIT "A") ATTACHED HERETO AND MADE A PART HEREOF

this deed is absolute conveyance, the consideration therefore, in addition to that above recited being full satisfaction of all obligations secured by the Deed of Trust executed by

ZACHARY A. McCARLEY

to BANK OF AMERICA, N.A.



LOAN NO. 872018113
DIL NO. 001215-000624

as the Original Beneficiary, recorded on **AUGUST 3, 2005**, as Instrument No. **651285**, volume **805**, page **1965**, acknowledge that this conveyance is freely and fairly made: that the consideration received by the Grantors is equal to the fair value of the Grantors' interest to said land and that there are no agreements, oral or written, other than this deed between Grantors and Grantee with respect to title and said land.

DATED: JUNE 6, 2012

SIGNATURE OF GRANTOR(S):

Zachary A. McCarley
ZACHARY A. McCARLEY

Wendy S. McCarley
WENDY S. McCARLEY

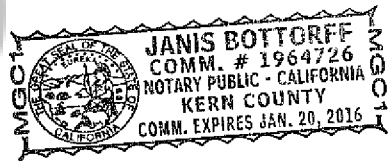
State of California
County of Kern

On June 6, 2012, before me, Janis Bottorff, a Notary Public, personally appeared Zachary A. McCarley & Wendy S. McCarley, 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

(Seal)

Signature Janis Bottorff





DIL NO.: 001215-000624

EXHIBIT "B"

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

PARCEL B OF PARCEL MAP OF LOT A SECOND AMENDED MAP OF SUMMIT VILLAGE RECORDED FEBRUARY 24, 1983 IN BOOK 283, PAGE 1793, AS DOCUMENT NO. 76423 OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL NO.: 1319-19-720-007

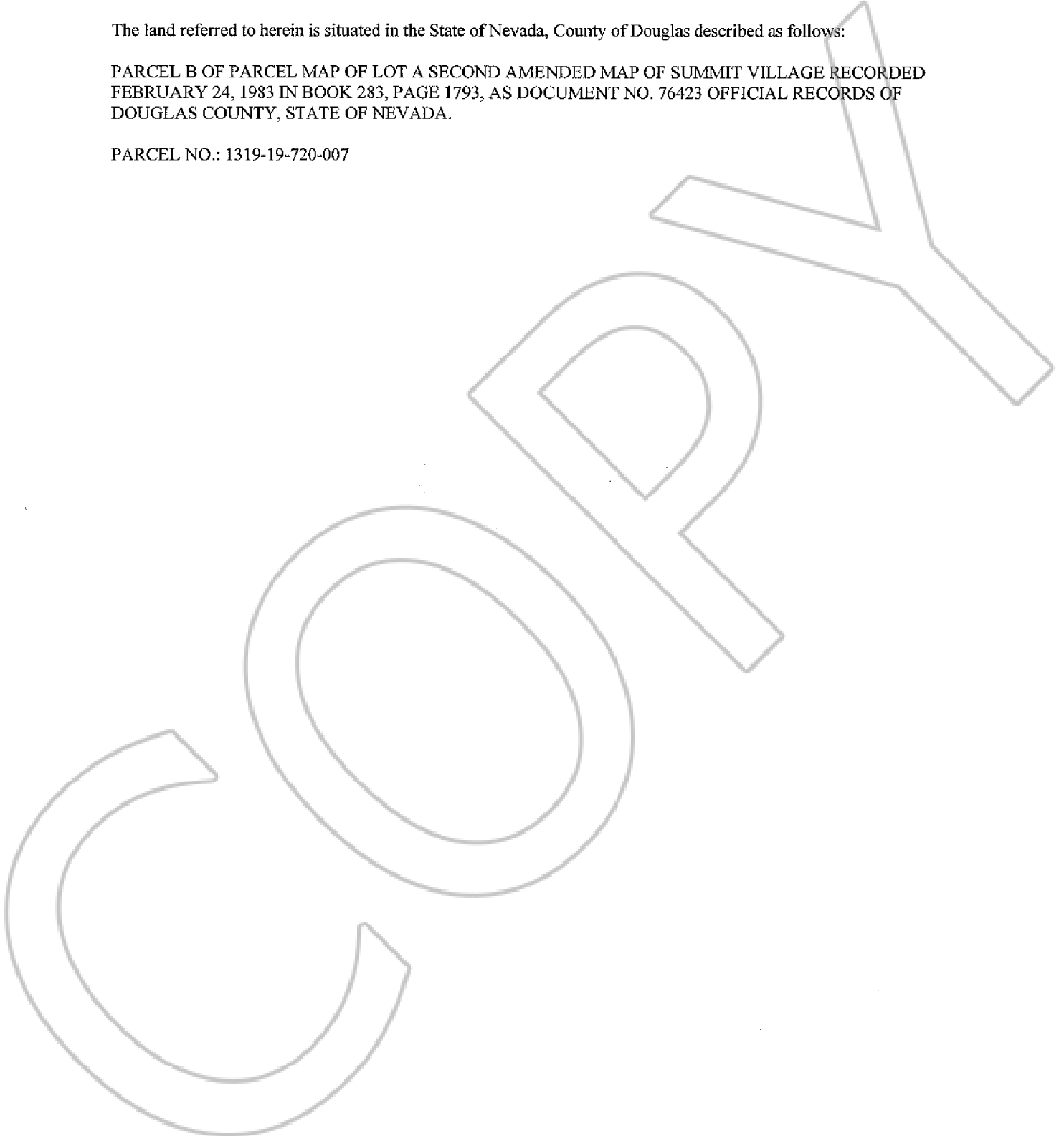




EXHIBIT 'A'

ESTOPPEL AFFIDAVIT

STATE OF NEVADA

DIL NO. 001215-000624

SS

COUNTY OF DOUGLAS

ZACHARY A. McCARLEY, WHO ACQUIRED TITLE AS A SINGLE MAN, AND WENDY S. McCARLEY, HUSBAND AND WIFE (hereinafter called "Affiants"), being first duly sworn, for themselves, depose(s) and say(s):

That they were the identical party(ies) who made, executed and delivered that certain Grant Deed to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**

(hereinafter called "Grantee"), of even date herewith, conveying the following described property described to wit:

SEE ATTACHED EXHIBIT "B"

That the Affiants now are and at all times herein mentioned were **ZACHARY A. McCARLEY, WHO ACQUIRED TITLE AS A SINGLE MAN, AND WENDY S. McCARLEY, HUSBAND AND WIFE**

That aforesaid Grant 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 the Affiants as Grantors in said Grant Deed to convey, and by said Grant Deed, the Affiants did convey to the Grantee therein in 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 Grant 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:

That the consideration for said Grant Deed was and is (i) the full cancellation of all debts, obligations, costs and charges secured by that certain Deed of Trust heretofore existing on said property, including, without limitation, that certain Promissory Note executed by Affiants in favor of Grantee as of **JULY 8, 2005** which Deed of Trust was executed by **ZACHARY A. McCARLEY**, Trustors, to **PRLAP, INC.**, as Trustee, for **BANK OF AMERICA, N.A.**, as beneficiary dated **JULY 8, 2005** and recorded **AUGUST 3, 2005** as Instrument No. **651285**, volume **805**, page **1965** of official records, **DOUGLAS** County, **NEVADA**, and (ii) the reconveyance of said property encumbered by said Deed of Trust; and that at the time of making said Grant Deed, the Affiant believed, and now believes, that the aforesaid consideration represents the fair value of the property so deeded.

This Affidavit is made for the protection and benefit of the Grantee in said Grant Deed, their 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 may hereafter insure the title to said property.



That 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.

**Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter and the singular number includes the plural.

Signature of Affiant(s)/Grantor(s)

Zachary A. McCarley
ZACHARY A. MCCARLEY

Wendy S. McCarley
WENDY S. MCCARLEY

Date: JUNE 6, 2012

State of California
County of Kern

On 12-16-2012 before me, Janis Bottorff
a Notary Public, personally appeared

Zachary A. McCarley & Wendy S. McCarley
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

(Seal)

Signature Janis Bottorff

