

DOC # 809744
09/25/2012 02:25PM Deputy: AR
OFFICIAL RECORD
Requested By:
Stewart Title - Carson
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-912 PG-6229 RPTT: 460.20



APN No.: 1022-15-001-032
WHEN RECORDED MAIL TO:
National Default Servicing Corporation
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020

MAIL TAX PAYMENTS TO:
JPMorgan Chase Bank, N.A.
10790 Rancho Bernardo Road
Dept. CA2-0863
Financial Processing Dept.
San Diego CA 92127

NDSC No. : 12-70057-JP-NV
Loan No. : 1880398594
Order No. : 120170183

DEED IN LIEU OF FORECLOSURE

- 1) The grantee herein was the foreclosing beneficiary
- 2) The Amount of Unpaid Debt: \$193,673.19
- 3) The amount of Consideration: \$0.
- 4) Document Transfer Tax: ~~\$6.460~~ ²⁰
- 5) Said Property is in the City of WELLINGTON, County of DOUGLAS.

For a valuable consideration, receipt of which is hereby acknowledged, GRAHAM WALTER GOLDEN AND JAMIE MICHELLE GOLDEN, HUSBAND AND WIFE hereby grant to: JPMORGAN CHASE BANK, N.A., 10790 Rancho Bernardo Road, Dept. CA2-0863, Financial Processing Dept., San Diego CA, 92127, the following described real property in the County of DOUGLAS State of NV more particularly described as:

Lot 10 in Block C as shown on the map entitled Topaz Ranch Estates Unit No. 4, filed for record November 16, 1970 in the office of the County Recorder of Douglas County, Nevada as Document No. 50212.

More commonly known as: 3955 WALKER VIEW ROAD
WELLINGTON NV 89444

THIS DEED IS AN ABSOLUTE CONVEYANCE, the consideration therefore being the full satisfaction of all obligations secured by the Deed of Trust executed by: GRAHAM WALTER GOLDEN AND JAMIE MICHELLE GOLDEN, HUSBAND AND WIFE, Trustors, to GUILD ADMINISTRATION CORP., A CALIFORNIA CORPORATION, Trustee, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 01/02/2008, and recorded on 01/11/2008 as Book 108, Page 2274, Doc No. 716091, of the Official Records of DOUGLAS County, NV.



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Deed in Lieu of Foreclosure
NDSC File No.: 12-70057-JP-NV

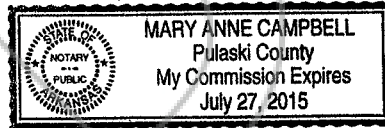
Grantor(s) declare that this conveyance is freely and fairly made, and that here are no agreements, oral or written other than this deed between Grantor and Grantee with respect to this land. Subject to current taxes, assessments, reservations, all easements, rights of way, covenants, conditions, restrictions, liens and encumbrances of record.

See Exhibit 'A'

Trustor GRAHAM W. GOLDEN

Trustor JAMIE M. GOLDEN

State of Arkansas
County of Pulaski ss.



On 8/12/12 before me, Mary Anne Campbell, Notary public, personally appeared Graham & Jamie Golden, who personally known to me (or 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 he/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mary Anne Campbell



**EXHIBIT A
ESTOPPEL AFFIDAVIT**

GRAHAM WALTER GOLDEN AND JAMIE MICHELLE GOLDEN, HUSBAND AND WIFE being of legal age, being first duly sworn, does depose and say:

That they are the identical party(ies) who made, executed and delivered that certain Deed to: JPMORGAN CHASE BANK, N.A., dated the same as this document, conveying those certain parcels of real property situated in the City of WELLINGTON, County of DOUGLAS, State of NV more particularly described as:

Lot 10 in Block C as shown on the map entitled Topaz Ranch Estates Unit No. 4, filed for record November 16, 1970 in the office of the County Recorder of Douglas County, Nevada as Document No. 50212.

More commonly known as: 3955 WALKER VIEW ROAD
WELLINGTON NV 89444
APN: 1022-15-001-032

THAT said deed is intended to be and is an absolute conveyance of the title to said property to the grantee named therein, and was not now intended as a mortgage, trust conveyance or security of any kind;

THAT it was the intention of affiants as grantors in the said deed to convey, and by said deed these affiants did convey, to the grantee therein, all their right, title and interest absolutely in and to the property described in said deed and that possession of said property has been surrendered to the grantee;

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

THAT the consideration for the Deed was and is the agreement of Grantee that Grantors' liability secured by that certain Deed of Trust ("Deed of Trust") executed by GRAHAM WALTER GOLDEN AND JAMIE MICHELLE GOLDEN, HUSBAND AND WIFE, as Trustor. Deed of Trust names GUILD ADMINISTRATION CORP., A CALIFORNIA CORPORATION as Trustee and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, recorded on 01/11/2008 as Book 108, Page 2274, Doc No. 716091, of the Official Records of DOUGLAS County, NV shall be fully cancelled, and that said Deed of Trust shall be fully reconveyed;





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Estoppel Affidavit
NDSC File No.: 12-70057-JP-NV

THAT at the time of making said deed affiants believed and now believe that the aforesaid consideration therefore represented the fair value of said property;

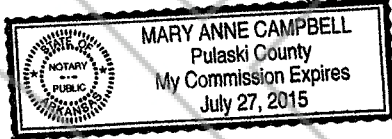
THAT the affiants will testify, declare, depose or certify before any competent tribunal, officer or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts set forth above.

IN WITNESS WHEREOF, the undersigned has executed this Estoppel Affidavit as of the 12 day of August 2012

Executed by:

Trustor GRAHAM W. GOLDEN


Trustor JAMIE M. GOLDEN

State of Arkansas
County of Pulaski ss.



On 8/12/12 before me, Mary Anne Campbell, Notary public, personally appeared _____, who personally known to me (or 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 he/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mary Anne Campbell