

APN: 1220-16-210-155
Recording requested by:
Quality Loan Service Corporation
2141 5th Avenue
San Diego, CA 92101

When recorded mail recordings & tax statements to:
3Point Asset Management
7505 Irvine Center Dr
Irvine, CA 92618

DOC # 836422
01/07/2014 02:51PM Deputy: AR
OFFICIAL RECORD
Requested By:
LSI Title Agency Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-114 PG-909 RPTT: 727.35



TS No.: NV-13-542998-JB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No.: 130178582

Transfer Tax @ \$722.35

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

GRANT DEED IN LIEU OF FORECLOSURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HEIDI A. RIGGENBACH, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY WHO ACQUIRED TITLE AS HEIDI RIGGENBACH, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, HER HEIRS AND ASSIGNS FOREVER** ("Grantor(s)")

HEREBY CONVEY(S) TO: **U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I (C/O 3 POINT ASSET MANAGEMENT 7505 IRVINE CENTER DRIVE, IRVINE, CA 92618)** and to its successors and assigns ("Grantee") the following described real property in the County of **DOUGLAS** State of **NEVADA**, described as:

LOT 23, BLOCK F, AS SAID LOT AND BLOCK ARE SHOWN ON THE AMENDED MAP OF RANCHOS ESTATES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 30, 1972, AS DOCUMENT NO. 62493.

Property is purported to be: **1220 MONARCH LANE, GARDNERVILLE, NV 89460**

SEE ESTOPPEL AFFIDAVIT ATTACHED AS EXHIBIT "A"

This deed is an absolute conveyance, the Grantor(s) having sold said land to the Grantee for a fair and adequate consideration; said consideration being that Grantee agrees not to bring a foreclosure action against the Grantor(s) as related to the obligations secured by the deed of trust existing on said property executed by **HEIDI RIGGENBACH, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, HER HEIRS AND ASSIGNS FOREVER** as Trustor(s), **UNITED TITLE OF NEVADA**, as Trustee, and **WELLS FARGO BANK, N.A.** the Beneficiary; which was recorded on 3/23/2010, as Instrument No.: 760591 in Book No.: 310 and Page No.: 4834 in the Official Records of **DOUGLAS** County, **NEVADA**.

"This instrument is being recorded as an ACCOMMODATION ONLY, with no Representation as to its effect upon title"

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

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: 11/22/13

Heidi A Riggerbach
By: HEIDI A. RIGGENBACH

State of: California

County of: Monterey

On Nov. 22 2013 before me, Rosa S. Muñoz, Notary Public, personally appeared **HEIDI A. RIGGENBACH**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her 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. (Seal)

Rosa S. Muñoz
March 20, 2016
My Commission expires

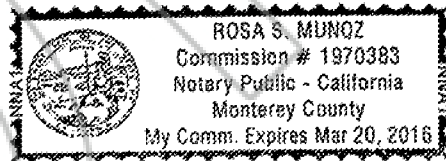




EXHIBIT "A"
ESTOPPEL AFFIDAVIT

State of: Nevada
County of: Douglas

HEIDI A. RIGGENBACH declares the following:

HEIDI A. RIGGENBACH is the same party that executed and delivered the concurrently recorded Grant Deed in Lieu of Foreclosure to **U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I**, on the same date as this document, which conveyed the interest in real property commonly known as: **1220 MONARCH LANE, GARDNERVILLE, NV 89460** and described as follows:

LOT 23, BLOCK F, AS SAID LOT AND BLOCK ARE SHOWN ON THE AMENDED MAP OF RANCHOS ESTATES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 30, 1972, AS DOCUMENT NO. 62493.

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

That as a condition precedent to recording the Deed and this Affidavit, the Grantor(s) have vacated the property and surrendered possession to the Grantee; and

This deed is an absolute conveyance, the Grantor(s) having sold said land to the Grantee for a fair and adequate consideration; said consideration being that Grantee agrees not to bring a foreclosure action against the Grantor(s) as related to the obligations secured by the deed of trust existing on said property executed by **HEIDI RIGGENBACH, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, HER HEIRS AND ASSIGNS FOREEVER** as Trustor(s), **UNITED TITLE OF NEVADA**, as Trustee, and **WELLS FARGO BANK, N.A.** the Beneficiary; which was recorded on **3/23/2010**, as Instrument No.: **760591** in Book No.: **310** and Page No.: **4834** in the Official Records of **DOUGLAS County, NEVADA.**

That Grantor(s) 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 Grantor(s) as of the date hereof;

That the parties intend that the Deed of Trust described above survive and not merge with the fee interest transferred by the Deed;

The Deed was not given as a preference against any other creditors of the affiants. The Grantor(s) are solvent at the time of making of the Deed and have no other creditors whose rights would be prejudiced by this conveyance;

This Affidavit is made for the benefit of the Grantee in said Deed, **U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I**, 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;



Grantor(s) declare(s) that this conveyance is free and fairly made pursuant to conditions set forth in the Estoppel Affidavit recorded concurrently with this conveyance and which is incorporated herein by this reference. See attached Exhibit A.

Dated: 11/22/13 By: Heidi A Rigenbach
By: HEIDI A. RIGGENBACH

State of: California

County of: Monterey

On Nov. 22, 2013 before me, Rosa S. Munoz, Notary Public, personally appeared **HEIDI A. RIGGENBACH**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her 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. (Seal)

Rosa S. Munoz
March 20, 2016
My Commission expires

