

RECORDING REQUESTED BY:

WHEN RECORDED MAIL DEED  
AND TAX STATEMENT TO:

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
c/o ONEWEST BANK, FSB  
2900 ESPERANZA CROSSING  
AUSTIN, TX 78758



Case No. NV05000357-13-2

APN 1320-29-111-063

Title Order No. T14-000038NV

### GRANT DEED IN LIEU OF FORECLOSURE

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

- 1) The Grantee herein was the Beneficiary under the Deed of Trust dated December 19, 2008 and executed by the undersigned Grantor(s) in favor of the Grantee herein:
- 2) The amount of the unpaid debt together with costs was: \$ 252,880.50
- 3) The amount paid by the Grantee over and above the unpaid debt was: \$ 0.00
- 4) The documentary transfer tax is: \$ \_\_\_\_\_
- 5) Said property is in: ( ) unincorporated area: (X) City of Minden, County of Douglas, State of Nevada; and

OR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, LOU LEVINE AN UNMARRIED WOMAN, ("Grantor") hereby grants to FEDERAL NATIONAL MORTGAGE ASSOCIATION ("Grantee"), the following described real property in the County of Douglas, State of Nevada and more fully described as follows:

PARCEL 1: UNIT 346, AS SHOWN ON THE FINAL MAP NO. 1008-7A FOR WINHAVEN, UNIT NO. 7, PHASE A, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 17, 1995, IN BOOK 1195 OF OFFICIAL RECORDS AT PAGE 2675, AS DOCUMENT NO. 374950. PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR USE, ENJOYMENT, INGRESS AND EGRESS OVER THE COMMON AREA AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 28, 1990, IN BOOK 990, PAGE 4348, AS DOCUMENT NO. 235644, OFFICIAL RECORDS.

Said property is commonly known as 1124 Cedar Crest Drive, Minden, NV 89423

SEE "ESTOPPEL AFFIDAVIT" ATTACHED HERETO AND MADE A PART HEREOF.



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Date: Feb. 4, 2014

Lou Levine  
By: Lou Levine

STATE OF California  
COUNTY OF Marin

On 02-04-14 before me, BreAnna Renee Caro, a Notary Public, personally appeared

Lou Levine 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.

BreAnna Renee Caro  
Notary Public





**ESTOPPEL AFFIDAVIT**

THAT THE AFORESAID 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 AFFIANT(S) AS GRANTOR(S) IN SAID DEED OF CONVEYANCE, AND BY SAID DEED THESE 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 OR THAT POSSESSION WILL BE SURRENDERED TO THE GRANTEE ON OR BEFORE 2-4-2014;

THAT IN EXECUTION AND DELIVERY OF SAID DEED, AFFIANT(S) WAS/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 WAS AND IS PAYMENT TO AFFIANT(S) THE SUM OF \$0.00, BY GRANTEE AND THE FULL CANCELLATION OF ALL DEBTS, OBLIGATIONS, COSTS AND CHARGES SECURED BY THAT CERTAIN DEED OF TRUST HERETOFORE EXISTING ON SAID PROPERTY EXECUTED BY LOU LEVINE AN UNMARRIED WOMAN AS TRUSTOR(S), TO FIRST AMERICAN TITLE INSURANCE COMPANY AS TRUSTEE, FOR FINANCIAL FREEDOM SENIOR FUNDING CORPORATION AS BENEFICIARY AND RECORDED ON December 26, 2008 AS INSTRUMENT NO. 735002 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF Douglas COUNTY, STATE OF Nevada AND THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST HAVING BEEN ASSIGNED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION, THE GRANTEE HEREIN 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(S) 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, HIS 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 WILL INSURE THE TITLE TO SAID PROPERTY IN RELIANCE THEREON AND ANY OTHER 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 CASE NOW PENDING OR WHICH MAY HEREAFTER BE INSTITUTED, TO THE TRUTH OF THE PARTICULAR FACTS HEREINABOVE SET FORTH.



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Lou Levine  
By: Lou Levine

STATE OF California  
COUNTY OF Marin

On 02-04-14 before me, Breaunna Renee Caro, a Notary Public, personally appeared

Lou Levine 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.

Breaunna Renee Caro  
Notary Public

