

RECORDING REQUESTED BY:

WHEN RECORDED MAIL DEED  
AND TAX STATEMENT TO:

Federal Home Loan Mortgage Corporation  
c/o Wells Fargo Bank, N.A.  
3476 Stateview Blvd.  
Fort Mill, SC 29715  
B1  
APN: 1420-28-310-042

Case No. NV09001105-11-5

APN 1420-28-310-042

Title Order No. T14-000101NV

### 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 June 25, 2009 and executed by the undersigned Grantor(s) in favor of the Grantee herein:
- 2) The amount of the unpaid debt together with costs was: \$ 332,073.57
- 3) The amount paid by the Grantee over and above the unpaid debt was: \$ 0.00
- 4) The documentary transfer tax is: \$ 306.15
- 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, **MARTHA E MATHEWS AND JAMES S MATHEWS, WIFE AND HUSBAND AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, ("Grantor") hereby grants to **WELLS FARGO BANK, N.A.** ("Grantee"), the following described real property in the County of Douglas, State of Nevada and more fully described as follows:

**LOT 69 OF BLOCK D AS SAID LOT AND BLOCK ARE SET FORTH ON THE FINAL MAP #PD99-02-04 FOR SARATOGA SPRINGS ESTATES UNIT 4, A PLANNED UNIT DEVELOPMENT, RECORDED MAY 19, 2000 IN BOOK 0500 OF OFFICIAL RECORDS, PAGE 4445, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 492337 AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 30, 2000, IN BOOK 1100, PAGE 6042, DOCUMENT NO. 504169 OF OFFICIAL RECORDS.**

Said property is commonly known as **2850 HOT SPRINGS RD, MINDEN, NV 89423**

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

Date: 3-29-14

James S Mathews  
BY: JAMES S MATHEWS

Martha E Mathews  
BY: MARTHA E MATHEWS

STATE OF NEVADA  
COUNTY OF DOUGLAS

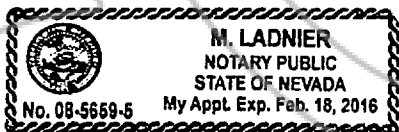
On MARCH 29, 2014 before me, M. LADNIER, a Notary Public, personally appeared

JAMES S. MATHEWS and MARTHA E. MATHEWS 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 NEVADA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. Ladnier  
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 5/9/2014;

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 **MARTHA E. MATHEWS AND JAMES S. MATHEWS, WIFE AND HUSBAND AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** AS TRUSTOR(S), TO **UNITED TITLE OF NEVADA** AS TRUSTEE, FOR **WELLS FARGO BANK, N.A.** AS BENEFICIARY AND RECORDED ON **July 8, 2009** AS INSTRUMENT NO. **746719** IN BOOK **709**, ON PAGE **1484** 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 **WELLS FARGO BANK, N.A.**, 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.

Date: 3-29-14

James S Mathews  
BY: JAMES S MATHEWS

Martha E Mathews  
BY: MARTHA E MATHEWS

STATE OF NEVADA  
COUNTY OF DOUGLAS

On MARCH 29, 2014 before me, M. LADNIER, a Notary Public, personally appeared

JAMES S. MATHEWS AND MARTHA E. MATHEWS 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 NEVADA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. Ladnier  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a. 1420-28-310-042
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

**2. Type of Property:**

- a.  Vacant Land
- b.  Single Fam. Res.
- c.  Condo/Twnhse
- d.  2-4 Plex
- e.  Apt. Bldg
- f.  Comm'l/Ind'l
- g.  Agricultural
- h.  Mobile Home
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 332,073.57
- b. Deed in Lieu of Foreclosure Only (value of property) ( 253,726.00 )
- c. Transfer Tax Value: \$ 78,347.57
- d. Real Property Transfer Tax Due \$ 306.15

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: 100.00 %**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *[Signature]* Capacity Grantor  
*as authorized agent*

Signature *[Signature]* Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Martha & James Mathews  
 Address: 2850 Hot Springs Road  
 City: MINDEN  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Wells Fargo Bank, N.A.  
 Address: 3476 Stateview Blvd  
 City: Fort Mill  
 State: SC Zip: 29715

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Harmony Title Agency Escrow #: NV09001105-11  
 Address: 3571 Red Rock Street  
 City: Las Vegas State: NV Zip: 89146

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED