

RECORDING REQUESTED BY  
AFTER RECORDATION RETURN  
DEED TO:

BDFTW, LLP  
ATTN: CLOSING SERVICES  
15000 SURVEYOR RD  
ADDISON, TX 75001

TS NO.: 20120159903558  
TITLE ORDER NO.: 01415-9704  
APN NO.: 1220-16-116-019

DOUGLAS COUNTY, NV  
RPTT:\$501.15 Rec:\$17.00  
\$518.15 Pgs=4 2015-865231  
06/25/2015 02:53 PM  
SERVICELINK TITLE AGENCY INC.  
KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

**DEED IN LIEU OF FORECLOSURE**

The Grantee herein is the Beneficiary.

Amount Of the Unpaid Principal Balance.....\$273,461.59

Amount Paid by Grantee Over and Above Unpaid Debt.....\$ 0.00

Documentary Transfer Tax.....\$ 501.15

City Transfer Tax.....\$ 0.00

Said Property is in the City of **GARDNERVILLE**, County of **DOUGLAS**, State of **NEVADA**.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **BETTY J. CORBETT, SURVIVING TENANT SUBJECT TO THE COURT ORDER AUTHORIZING HER GUARDIAN TO EXECUTE THE DEED IN LIEU RECORDED CONCURRENTLY HEREWITH**, hereby GRANT(S) TO **HSBC BANK USA, N.A., AS TRUSTEE FOR BCAP LLC TRUST 2008-IND1**, the following described real property in the City of **GARDNERVILLE**, County of **DOUGLAS**, State of **NEVADA**:

**LOT 19, AS SHOWN ON THE FINAL MAP OF HIDDEN CREEK, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 11, 1995, IN BOOK 495, AT PAGE 1452, AS DOCUMENT NO. 359824.**

This deed is an absolute conveyance the grantor(s) having sold said land to the grantee for a fair and adequate consideration, such consideration in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by **WILLIS H. CORBETT AND BETTY J. CORBETT, HUSBAND AND WIFE**, as his sole and separate property as Trustor(s) to **GREENHEAD INVESTMENTS, INC., A CALIFORNIA CORPORATION**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY, INC.**, as Beneficiary, Dated **OCTOBER 27, 2005**, and Recorded on **NOVEMBER 1, 2005** under **BOOK 1105, PAGE 667, DOCUMENT NO. 0659562**, of the official records of **DOUGLAS** County Clerks Office, State of **NEVADA**.

STATE OF TEXAS }  
COUNTY OF DALLAS }

On February 2nd 2015 before me, Kelvina J. Smith,  
Notary Public, personally appeared Fernando Valenciano 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.

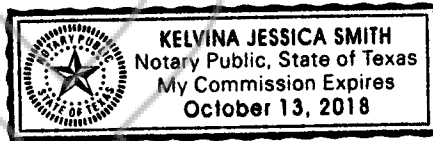
(If signed and notarized in California):

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.

Signature KJ (Seal)

THIS INSTRUMENT IS RECORDED AT THE  
REQUEST OF SERVICELINK AS AN  
ACCOMMODATION ONLY. IT HAS NOT BEEN  
EXAMINED AS TO ITS EXECUTION OR AS  
TO ITS EFFECTS UPON TITLE.



**ESTOPPEL AFFIDAVIT**

Affidavit of Individual Giving Deed in Lieu of Foreclosure:

STATE OF NEVADA

County of DOUGLAS

**BETTY J. CORBETT, SURVIVING TENANT SUBJECT TO THE COURT ORDER AUTHORIZING HER GUARDIAN TO EXECUTE THE DEED IN LIEU RECORDED CONCURRENTLY HEREWITH**, being first duly sworn, for himself/herself/theirselves, deposes and says: That he/she/they are the identical parties who made, executed or delivered that certain deed to **HSBC BANK USA, N.A., AS TRUSTEE FOR BCAP LLC TRUST 2008-IND1**, dated this 22<sup>nd</sup> day of September, 2014, conveying the following described property, to-wit:

**LOT 19, AS SHOWN ON THE FINAL MAP OF HIDDEN CREEK, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 11, 1995, IN BOOK 495, AT PAGE 1452, AS DOCUMENT NO. 359824.**

That affiant(s) now are, and at all times herein mentioned, were (single man/woman, husband and wife);

That the aforesaid deed is intended to be and is an absolute conveyance of the title to said premises to the grantee named there and was not and is not now intended as a mortgage, that conveyance, or security of any kind; that is was the intention of affiant(s) as grantors in said deed to convey 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;

That in the execution and delivery of said deed affiant(s) were not acting under any misapprehension as to the affect thereof, acted freely and voluntarily and were not acting under coercion or duress;

that the consideration for said deed was and is the full conciliation of all debts, obligation, costs, and charges secured by that certain Deed of Trust heretofore existing said property executed by **WILLIS H. CORBETT AND BETTY J. CORBETT, HUSBAND AND WIFE**, as Trustor(s), to **GREENHEAD INVESTMENTS, INC., A CALIFORNIA CORPORATION**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY, INC.**, as Beneficiary, Dated **OCTOBER 27,**

2005 and Recorded on **NOVEMBER 01, 2005** under **BOOK 1105, PAGE 667, DOCUMENT NO. 0659562** of the official records of **DOUGLAS COUNTY, STATE OF NEVADA**, and the Reconveyance of said property under said Deed of Trust; that at the time of making said deed affiant believed and now believe 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, its 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 is about to insure the title to said property in reliance thereon, and any title company which may hereafter insure the title to said property;

The affiant(s), and each of them will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any now pending or which may hereafter be instituted, to truth of the particular facts hereinabove set forth.

*Betty J. Corbett by:*  
*A. Furymeyer, Legal Guardian*  
Affiant: **BETTY J. CORBETT, SURVIVING TENANT SUBJECT TO THE COURT ORDER AUTHORIZING HER GUARDIAN TO EXECUTE THE DEED IN LIEU RECORDED CONCURRENTLY HEREWITH**

STATE OF NEVADA

COUNTY OF DOUGLAS

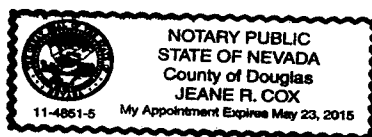
On September 22, 2014 before me, Jeanne R. Cox,  
(name of notary)

personally appeared **BETTY J. CORBETT, SURVIVING TENANT SUBJECT TO THE COURT ORDER AUTHORIZING HER GUARDIAN TO EXECUTE THE DEED IN LIEU RECORDED CONCURRENTLY HEREWITH**, 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 who acknowledged to me that he/she/they executed the same in their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or 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.

*Jeanne R. Cox*  
(Signature of Notary)



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a. 1220-16-116-019  
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property      \$ 145,029.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( 273,461.59 )  
 c. Transfer Tax Value:      \$ 128,500.00  
 d. Real Property Transfer Tax Due      \$ 501.15

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 Betty J. Corbett, Leg Capacity: Legal Guardian  
Chapman Meyer  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: HSBC BANK USA, NATIONAL ASS  
 Address: 9201 3rd Ave.  
 City: New York  
 State: NY      Zip: 11209

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: HSBC BANK USA, NATIONAL A  
 Address: 9201 3rd Ave.  
 City: New York  
 State: NY      Zip: 11209

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Barrett Daffin Frappier Turner Escrow # 20120159903358  
 Address: 15000 Survyeor Blvd.  
 City: Addison      State: TX      Zip: 75001  
22001 Camino Real  
Finco Co  
22001