

DOUGLAS COUNTY, NV **2015-866891**
RPTT:\$1378.65 Rec:\$18.00
\$1,396.65 Pgs=5 **07/28/2015 10:57 AM**
SERVICELINK ALIQUIPPA TITLE COMPANY
KAREN ELLISON, RECORDER

APN: 1221-19-001-001
Recording requested by:

When recorded, mail recordings & tax statements to:
Select Portfolio Servicing, Inc.
3815 S.W. Temple
Salt Lake City, UT 84115-4412

Order No.: 140149142-NV-MWO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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, ERNEST L. CLEMENT AND WRENETTA S. CLEMENT, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP ("Grantors")

HEREBY CONVEY(S) TO: U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2 (C/O SELECT PORTFOLIO SERVICING; 3815 SW TEMPLE, SALT LAKE CITY, UTAH, 84115) and to its successors and assigns ("Grantee") the following described real property in the County of DOUGLAS State of NEVADA, described as:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 3 AS SET FORTH ON THE PARCEL MAP FOR WALTER LEE, ET AL, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 13, 1985 IN BOOK 685, PAGE 935, AS DOCUMENT NO. 118555, OFFICIAL RECORDS.

Property is purported to be: 750 BUCKSKIN LANE, GARDNERVILLE, NV 89410

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 ERNEST L. CLEMENT AND WRENETTA S. CLEMENT, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP as Trustor(s), SPECIALIZED, INC., as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"),

SOLELY AS NOMINEE FOR GE MONEY BANK the Beneficiary; which was recorded on 12/20/2005, as Document No. 663839 IN BOOK No. 1205 AND PAGE No. 8916 in the Official Records of DOUGLAS County, NEVADA.

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: 6-15-2015

Ernest L. Clement
By: ERNEST L. CLEMENT

Wrenetta S. Clement
By: WRENETTA S. CLEMENT

State of: Nevada

County of: DOUGLAS

On 6/15/15 before me, VALETTE STRAW, Notary Public, personally appeared **ERNEST L. CLEMENT AND WRENETTA S. CLEMENT**, 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)

[Signature]
4/15/2016
My Commission expires

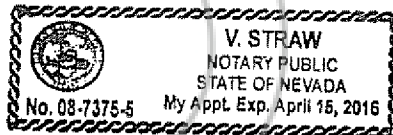


EXHIBIT "A"
ESTOPPEL AFFIDAVIT

State of: Nevada)
County of: Douglas)

ERNEST L. CLEMENT AND WRENETTA S. CLEMENT, declare the following:

ERNEST L. CLEMENT AND WRENETTA S. CLEMENT are the same parties that executed and delivered the concurrently recorded Grant Deed in Lieu of Foreclosure to **U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2**, on the same date as this document, which conveyed the interest in real property commonly known as: **750 BUCKSKIN LANE, GARDNERVILLE, NV 89410** and described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 3 AS SET FORTH ON THE PARCEL MAP FOR WALTER LEE, ET AL, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 13, 1985 IN BOOK 685, PAGE 935, AS DOCUMENT NO. 118555, OFFICIAL RECORDS.

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 **ERNEST L. CLEMENT AND WRENETTA S. CLEMENT, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** as Trustor(s), **SPECIALIZED, INC.**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, ("MERS"), **SOLELY AS NOMINEE FOR GE MONEY BANK** the Beneficiary; which was recorded on **12/20/2005**, as Document No. **663839** IN BOOK No. **1205** AND PAGE No. **8916** in the Official Records of **DOUGLAS** County, **NEVADA**.

That Grantor(s) believe that the consideration given is adequate for the real property so deceded 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 N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2, 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;

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: 6-15-2015

Ernest L. Clement
By: ERNEST L. CLEMENT

Wrenetta S. Clement
By: WRENETTA S. CLEMENT

State of: Nevada

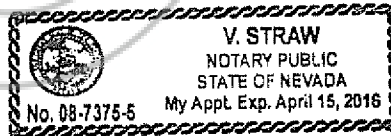
County of: Douglas

On 6/15/15 before me, Valerie Straw, Notary Public, personally appeared ERNEST L. CLEMENT AND WRENETTA S. CLEMENT, 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)

[Signature]
4/15/2016
My Commission expires



"I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."

Crystalyn Skinner

Printed Name of Agent: Crystalyn Skinner

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 1221-19-001-001
- b. _____
- c. _____
- d. _____

2. Type of Property:

- | | | | | |
|-----------------------------|--------------|--|------------------|----------------------------------|
| a. <input type="checkbox"/> | Vacant Land | b. <input checked="" type="checkbox"/> | Single Fam. Res. | FOR RECORDER'S OPTIONAL USE ONLY |
| c. <input type="checkbox"/> | Condo/Twnhse | d. <input type="checkbox"/> | 2-4 Plex | Book: _____ Page: _____ |
| e. <input type="checkbox"/> | Apt. Bldg | f. <input type="checkbox"/> | Comm'l/Ind'l | Date of Recording: _____ |
| g. <input type="checkbox"/> | Agricultural | h. <input type="checkbox"/> | Mobile Home | Notes: _____ |
| <input type="checkbox"/> | Other | | | |

- 3. a. Total Value/Sales Price of Property \$ 446,816.24
- b. Deed in Lieu of Foreclosure Only (value of property) (93,325.00)
- c. Transfer Tax Value: \$ 353,491.24
- d. Real Property Transfer Tax Due \$ 1,378.65

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: Deed in Lieu of Foreclosure
Deed of Trust Recorded on 12/20/2005 in book 1205 and Page 8916 document no. 663839

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 *Sabrina Martinez* Capacity SABRINA MARTINEZ
DOCUMENT CONTROL OFFICER

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: ERNEST & WRENETTA CLEMENT
Address: 750 BUCKSKIN LANE
City: GARDNERVILLE
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: SELECT PORTFOLIO SRV INC.
Address: 3815 S.W. TEMPLE
City: SALT LAKE CITY
State: UT Zip: 84115-4412

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

Print Name: SERVICELINK Escrow #: 140149142-NV-MWO
Address: 10385 Westmoor Drive, Suite 100
City: Westminster State: CO Zip: 80021