

Title365

DOUGLAS COUNTY, NV **2015-872058**
RPTT:\$0.00 Rec:\$17.00
\$17.00 Pgs=4 11/02/2015 08:48 AM
TITLE365 NEWPORT
KAREN ELLISON, RECORDER E02

APN: 1420-07-717-030

Recording requested by:
Quality Loan Service Corporation
411 Ivy Street
San Diego, CA 92101

When recorded mail recordings and tax statements to:
Federal National Mortgage Association
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS No.: NV-14-648204-DIL
Order No.: 736-1400130-31

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, **AMY L. SWEIKAR AND ROBIN SWEIKAR, WIFE AND HUSBAND, AS JOINT TENANTS WHO ACQUIRED TITLE AS ROBIN L. SWEIKAR AND AMY L. SWEIKAR, HUSBAND AND WIFE AS JOINT TENANTS** ("Grantors")

HEREBY CONVEY TO: **FEDERAL NATIONAL MORTGAGE ASSOCIATION (14221 DALLAS PARKWAY, SUITE 1000, DALLAS, TX 75254)** and to its successors and assigns ("Grantee") the following described real property in the County of **DOUGLAS** State of **NEVADA**, described as:

LOT 2, BLOCK E, AS SHOWN ON THE FILED MAP OF HIGHLAND ESTATES UNIT NO. 3, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 2, 1978, AS DOCUMENT NO. 20213

Property is purported to be: **3475 INDIAN DRIVE, CARSON CITY, NV 89705**

SEE ESTOPPEL AFFIDAVIT ATTACHED AS EXHIBIT A

This deed is an absolute conveyance, the Grantors 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 Grantors as related to the obligations secured by the deed of trust existing on said property executed by **ROBIN L. SWEIKAR AND AMY L. SWEIKAR, HUSBAND AND WIFE AS JOINT TENANTS**, as Trustors, **T.D. SERVICE COMPANY**, as Trustee and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. MERS IS A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR HOME LOAN CENTER, INC., A CALIFORNIA CORPORATION**, the Beneficiary; which was recorded on **8/25/2004**, as Instrument No. **0622487**, in

mail tax statements to same as above

Book 0804, and on Page 10632, and re-recorded on 1/31/2005, as Instrument No. 0635643, in Book 0105, and on Page 10977, in the Official Records of DOUGLAS County, NEVADA.

Grantors declare 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: 06/19/2015


By: ROBIN L. SWEIKAR

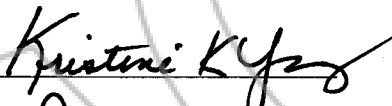

By: AMY L. SWEIKAR

State of: Nevada)

County of: Washoe)

On June 19, 2015 before me, , Notary Public, personally appeared ROBIN L. SWEIKAR AND AMY L. SWEIKAR, 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.


July 8, 2017
My Commission expires



**EXHIBIT A
ESTOPPEL AFFIDAVIT**

State of: NEVADA
County of: DOUGLAS

AMY L. SWEIKAR AND ROBIN SWEIKAR, WIFE AND HUSBAND, AS JOINT TENANTS WHO ACQUIRED TITLE AS ROBIN L. SWEIKAR AND AMY L. SWEIKAR, HUSBAND AND WIFE AS JOINT TENANTS declare the following:

AMY L. SWEIKAR AND ROBIN SWEIKAR, WIFE AND HUSBAND, AS JOINT TENANTS WHO ACQUIRED TITLE AS ROBIN L. SWEIKAR AND AMY L. SWEIKAR, HUSBAND AND WIFE AS JOINT TENANTS are the same parties that executed and delivered the concurrently recorded Grant Deed in Lieu of Foreclosure to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, on the same date as this document, which conveyed the interest in real property commonly known as: **3475 INDIAN DRIVE, CARSON CITY, NV 89705** and described as follows:

LOT 2, BLOCK E, AS SHOWN ON THE FILED MAP OF HIGHLAND ESTATES UNIT NO. 3, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 2, 1978, AS DOCUMENT NO. 20213

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 Grantors have surrendered possession to the Grantee; and

That the consideration for said Deed is that the Grantee agrees not to bring a foreclosure action on the debt against the Grantors as related to the obligations secured by the deed of trust existing on said property executed by **ROBIN L. SWEIKAR AND AMY L. SWEIKAR, HUSBAND AND WIFE AS JOINT TENANTS**, as Trustors, **T.D. SERVICE COMPANY**, as Trustee and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. MERS IS A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR HOME LOAN CENTER, INC., A CALIFORNIA CORPORATION**, the Beneficiary; which was recorded on **8/25/2004**, as Instrument No. **0622487**, in Book **0804**, and on Page **10632**, and re-recorded on **1/31/2005**, as Instrument No. **0635643**, in Book **0105**, and on Page **10977**, in the Official Records of **DOUGLAS** County, **NEVADA**.

That Grantors 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 Grantors 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 Grantors 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, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, 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: 04/19/2015

Robin L. Sweikar
By: ROBIN L. SWEIKAR

Amy L. Sweikar
By: AMY L. SWEIKAR

State of: Nevada)

County of: Washoe)

On June 9, 2015 before me, Kristine K Young, Notary Public, personally appeared ROBIN L. SWEIKAR AND AMY L. SWEIKAR, 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)

Kristine K Young
July 8, 2017
My Commission expires



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 1420-07-717-030
- 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

\$ 30,962.00

b. Deed in Lieu of Foreclosure Only (value of property)

(0.00)

c. Transfer Tax Value:

\$ 0.00

d. Real Property Transfer Tax Due

\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 02

b. Explain Reason for Exemption: Transfer to government entity

Assignment to FNMA recorded 12/31/2014 as instrument no. 2014-855116

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 Christine Paul CHRISTINE PAUL Capacity Agent for Grantor

Signature Christine Paul CHRISTINE PAUL Capacity Agent for Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: See Exhibit A

Address: _____

City: _____

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Federal National Mortgage Association

Address: 14221 Dallas Parkway, Suite 1000

City: Dallas

State: TX Zip: 75254

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

Print Name: _____

Escrow #: _____

Address: _____

City: _____

State: _____ Zip: _____

Exhibit A

AMY L. SWEIKAR AND ROBIN SWEIKAR, WIFE AND HUSBAND, AS JOINT TENANTS WHO ACQUIRED TITLE AS ROBIN L. SWEIKAR AND AMY L. SWEIKAR, HUSBAND AND WIFE AS JOINT TENANTS

3475 INDIAN DRIVE
CARSON CITY, NV 89705

