

DOUGLAS COUNTY, NV  
RPTT:\$967.20 Rec:\$18.00  
\$985.20 Pgs=5  
PREMIER AMERICAN TITLE  
KAREN ELLISON, RECORDER

**2016-880599**

**05/10/2016 10:40 AM**

**APN #1318-23-810-084**

**RPTT: \$967,20**

Recording Requested by  
**Premier American Title Agency, Inc.**

Mail Tax Statements to:  
When Recorded Please Mail to:  
Wilmington Savings Fund Society  
c/o Pretium Mortgage Credit Management  
120 South Sixth Street #2100  
Minneapolis, MN 55402

Escrow# 81600006  
**178 Juniper Dr. Stateline, NV**

## **DEED IN LIEU OF FORECLOSURE**

THIS INDENTURE WITNESSETH, That,  
**THOMAS A. DEGUIDE, A Married man as his sole and separate property, who acquired title as Thomas A. Deguide, An Unmarried Man**

For a valuable consideration, the receipt of which is hereby acknowledged, hereby conveys to:  
**Wilmington Savings Fund Society, FSB D/B/A Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust**

All that real property situated in the County of <sup>DOUGLAS</sup> State of Nevada, described as follows:

**See Exhibit "A" attached hereto and by this reference made a part hereof for complete legal description**

**MORE COMMONLY KNOWN AS: 178 Juniper Dr. Stateline, NV 89449**

**SUBJECT TO:**

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

Deed in Lieu of Foreclosure

THIS DEED IS AN ABSOLUTE CONVEYANCE, the consideration therefore being the full satisfaction of all obligations secured by the DEED OF TRUST executed by: THOMAS A. DEGUIDE, AN UNMARRIED MAN, TRUSTOR, to FIRST AMERICAN TITLE COMPANY, Trustee, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ( MERS ),As NOMINEE FOR CITIMORTGAGE, INC, ITS SUCCESSORS AND ASSIGNS as Beneficiary dated October 24, 2008 and recorded November 3, 2008, as Book 1108, Page 0008, as Instrument No. 0732328of Official Records of Douglas County, Nevada.

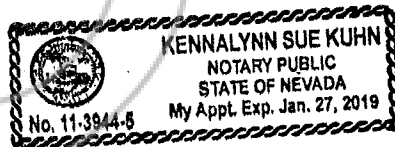
GRANTOR (s) declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written other than this deed between Grantor and Grantee with respect to this land.

Grantor *Thomas A. Deguide*  
THOMAS A. DEGUIDE

State of NEVADA  
County of DOUGLAS

On APRIL 19, 2016 before me, KENNALYNN SUE KUHN, Notary Public personally appeared THOMAS A. DEGUIDE Who personally known to me ( or who proved to me on the basis of satisfactory evidence) to be the person (s) shoes name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in 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.

WITNESS my hand and seal



*Kennalynn Sue Kuhn*  
Notary Public in and for said State  
My commission will expire JAN. 27, 2019

**Exhibit C**  
**ESTOPPEL AFFIDAVIT**

Thomas A. Deguide, being of legal age, being first duly sworn, does depose and say:

That I am the identical party who made, executed and delivered that certain Deed to: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not individually but as Trustee for Pretium Mortgage Acquisition Trust, dated the same as this document, conveying those certain parcel of real property situated in the City of Stateline, County of Douglas, State of NV more particularly described as:

Per the attached legal description marked Exhibit "A"

More commonly known as: 178 Juniper Dr. Stateline, NV 89449

THAT said deed is intended to be and is an absolute conveyance of the title to said property to the grantee named therein, and was not now intended as a mortgage, trust conveyance or security of any kind;

THAT it was the intention of affiant as grantor in the said deed to convey, and by said deed these affiants did convey, to the grantee therein, all their right, title and interest absolutely in and to the property described in said deed and that possession of said property has been surrendered to the grantee;

THAT in the execution and delivery of said deed affiants were not acting under misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

THAT the consideration for the Deed was and is the agreement of Grantee that Grantor's liability secured by that certain Deed of Trust ("Deed of Trust") executed by Thomas A. Deguide, An Unmarried Man as Trustor, Deed of Trust names First American Title Company, as Trustee and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) As Nominee for Citimortgage, Inc., recorded on November 3, 2008, as Book 1108, Page 0008, as Instrument No. 0732328 of the official Records of Douglas County, NV, shall be fully cancelled and that said Deed of Trust shall be fully reconveyed;

THAT at the time of making said deed affiant believed and now believe that the aforesaid consideration therefore represented the fair value of said property;

THAT the affiant 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 above.

IN WITNESS WHEREOF, the undersigned has executed this ESTOPPEL AFFIDAVIT AS OF THE \_\_\_\_\_

DAY OF May 20, 2016.

Thomas A. Deguide

THOMAS A. DEGUIDE

State of NEVADA

County of DOUGLAS

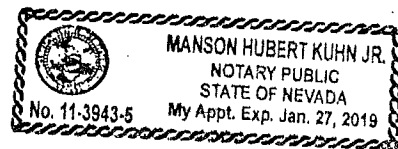
On 5/2/2016, before me MANSON HUBERT KUHN, JR

Notary public, personally appeared: THOMAS A. DEGUIDE

Who personally known to me ( or who proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged t me that <sup>HE</sup> she executed the same in <sup>HIS</sup> her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

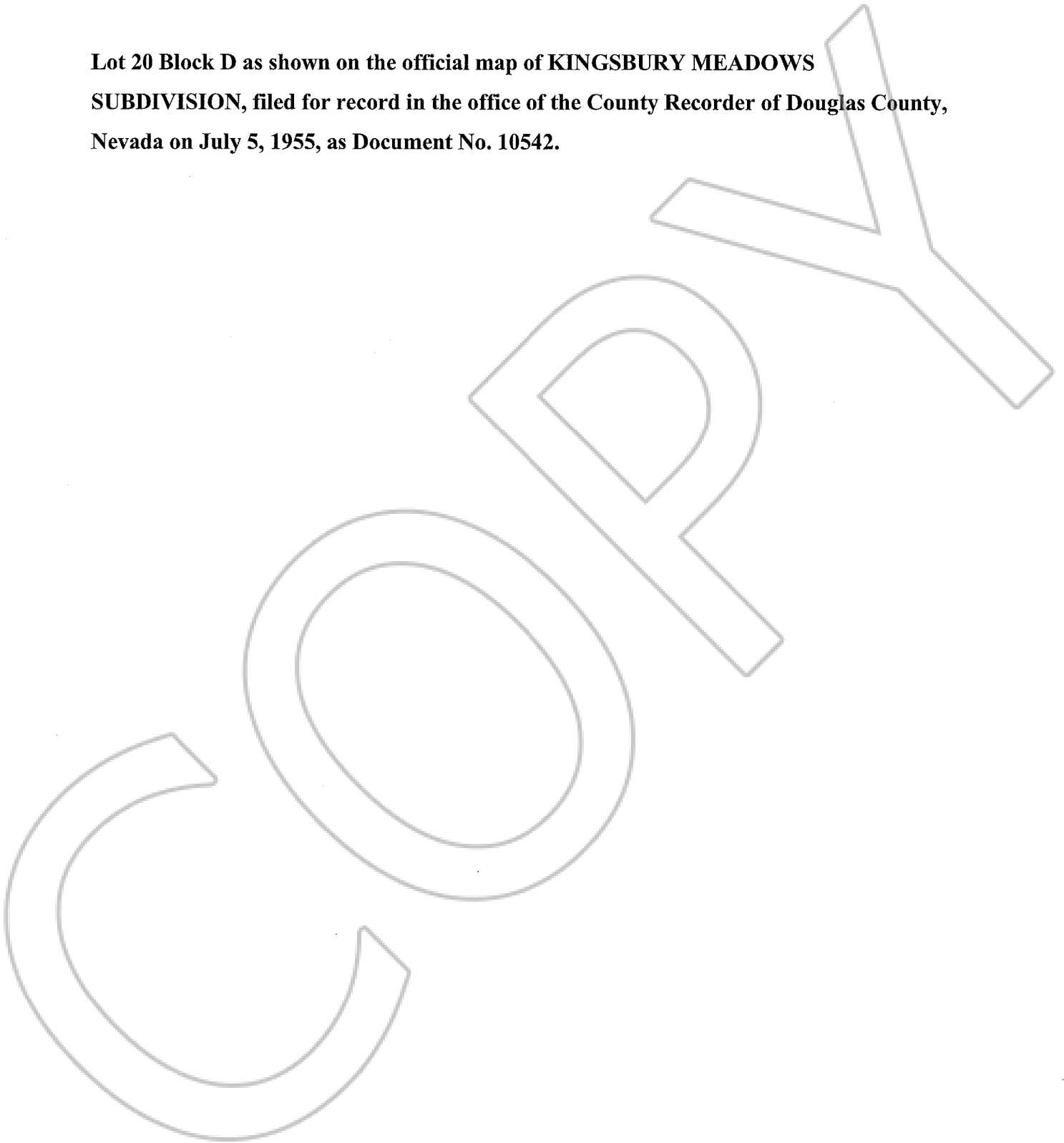
WINESS my hand and official seal.

Signature Manson Hubert Kuhn Jr



**EXHIBIT "A"**

**Lot 20 Block D as shown on the official map of KINGSBURY MEADOWS  
SUBDIVISION, filed for record in the office of the County Recorder of Douglas County,  
Nevada on July 5, 1955, as Document No. 10542.**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1318-23-810-084  
 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      \$ 328,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( 80,322.00 ))  
 c. Transfer Tax Value:      \$ 247,678.00  
 d. Real Property Transfer Tax Due      \$ 967.20

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  Capacity: Title Agent  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Thomas A Deguide  
 Address: 178 Juniper Dr  
 City: Stateline  
 State: NV                      Zip: 89449

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED) \*\*\***  
 Print Name: Wilmington Savings Fund Society  
 Address: 120 South Sixth St #2100  
 City: Minneapolis  
 State: MN                      Zip: 55402

\*\*\*Pretium Mortgage Credit Management

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Premier American Title  
 Address: 400 N Stephanie Ste 140  
 City: Henderson

Escrow # 81600006-cas  
 State: NV                      Zip: 89014