

RPTT Ø

APN: 1022-09-001-096
Recording requested by:
Federal National Mortgage Association

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

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$17.00
\$17.00 Pgs=4
TITLE365 NEWPORT
KAREN ELLISON, RECORDER
2017-900379
06/22/2017 09:15 AM
E02

TS No.: NV-16-757577-DIL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No.: 736-1600074

It is hereby affirmed that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

GRANT DEED IN LIEU OF FORECLOSURE

THE UNDERSIGNED GRANTOR DECLARES:

The Grantee Herein IS the Beneficiary

The amount of the unpaid debt together with costs was: **\$45,910.26**

The amount paid by the grantee over and above the unpaid debt was: **\$0.00**

The documentary transfer tax is: **\$0.00**

Said property is in the City of: **WELLINGTON**, County of **DOUGLAS**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **PATRICIA M. FELCH, A WIDOW** Grantor(s)”)

HEREBY CONVEY(S) TO: **Federal National Mortgage Association**, and to its successors and assigns, (“Grantee”) the following described real property in the County of **DOUGLAS** State of **NEVADA**, described as:

Lot 58, as shown on the map of Topaz Ranch Estates Unit No. 3, filed in the Office of the County Recorder of Douglas County, Nevada, on March 31 ,1969, in Book 1 of Maps, Page 221, as Document No. 44091.

Property is purported to be: **3661 TOPAZ RANCH DR, WELLINGTON, NV 89444**

SEE ATTACHED ESTOPPEL AFFIDAVIT AS EXHIBIT “A”

This Deed is an absolute conveyance, Grantor(s) having sold said land to Grantee for a fair and adequate consideration; said consideration being that Grantee agrees not to bring a foreclosure action against Grantor(s) as related to the obligations secured by the deed of trust existing on said property executed by **DEAN H. FELCH AND PATRICIA M. FELCH, HUSBAND AND WIFE, AS JOINT TENANTS** as Trustor(s), **CALIFORNIA RECONVEYANCE COMPANY**, as Trustee, and **WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION** the Beneficiary; which was recorded on

1/26/2004, as Instrument No. 0602804 in Book 0104 and Page 08055 in the Official Records of DOUGLAS County, NEVADA.

Grantor(s) declare that this conveyance is free and fairly made pursuant to conditions set forth in the Estoppel Affidavit recorded concurrently with this conveyance. (See attached Exhibit A).

5-30-17
Dated

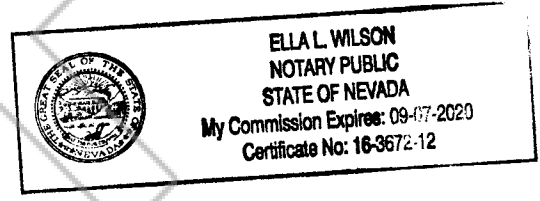
Patricia M. Felch
By: PATRICIA M. FELCH

State of: Nevada
County of: Douglas

On May 30, 2017 before me, Elia L. Wilson a notary public, personally appeared Patricia M. Felch 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.

WITNESS my hand and official seal. (Seal)

Elia L. Wilson
Signature
f/k/a Elia L. Wilson



**EXHIBIT A
ESTOPPEL AFFIDAVIT**

State of: NEVADA

County of: DOUGLAS

PATRICIA M. FELCH, A WIDOW ("Grantor(s)"), declare the following:

Grantor(s) is/are the same party(ies) that executed and delivered the certain Grant Deed in Lieu of Foreclosure ("Deed") to **Federal National Mortgage Association** ("Grantee"), on the same date as this document, which conveyed the interest in real property commonly known as: **3661 TOPAZ RANCH DR, WELLINGTON, NV 89444** and described as follows:

Lot 58, as shown on the map of Topaz Ranch Estates Unit No. 3, filed in the Office of the County Recorder of Douglas County, Nevada, on March 31, 1969, in Book 1 of Maps, Page 221, as Document No. 44091.

The Deed is an absolute conveyance of the title and is not intended as a mortgage, trust conveyance or security of any kind;

That as a condition precedent to recording the Deed and this Affidavit, Grantor(s) have vacated the property and surrendered possession to Grantee; and

That the consideration for said Deed is that the Grantee agrees not to bring a foreclosure action on the debt against Grantor(s) as related to the obligations secured by the deed of trust existing on said property executed by **DEAN H. FELCH AND PATRICIA M. FELCH, HUSBAND AND WIFE, AS JOINT TENANTS**, as Trustor(s), **CALIFORNIA RECONVEYANCE COMPANY** as Trustee, and **WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION** the Beneficiary; which was recorded on **1/26/2004**, as Instrument No. **0602804** in **Book 0104** and **Page 08055** in the Official Records of **DOUGLAS** County, **NEVADA** ("Deed of Trust").

That Grantor(s) 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 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 in Lieu of Foreclosure 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, **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;

It is expressly understood by the Parties that each Party shall bear its own costs in connection with any Dispute, Litigation, and/or Modification in connection with this Agreement; and the Parties waive and

release any claims they otherwise have or may have to such costs and attorney's fees in the context of this Agreement.

The borrower agrees that Fannie Mae keeps any hazard claim proceeds or interest accrued on those proceeds as a part of the DIL transaction (as opposed to disbursing those hazard claim proceeds to the borrower).

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, prior to the execution and delivery of said Deed, Grantor(s) either consulted with independent legal counsel or chose to forego such consultation; and

That the undersigned will testify, declare, depose or certify before any competent tribunal, officer or person, in any case, hearing or investigation now pending or which may hereafter be instituted, to the truth of the particular facts set forth herein.

5-30-17
Dated

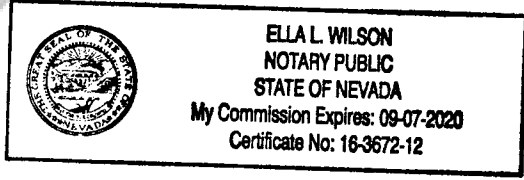
Patricia M. Felch
By: PATRICIA M. FELCH

State of: Nevada
County of: Douglas

On May 30, 2017 before me, Ellen L. Wilson a notary public, personally appeared Patricia M. Felch, 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/they executed the same in his/her/their authorized capacity, and that by his/her/their 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)

Ellen L. Wilson
Signature
S/K/A Ellen L. Wilson



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1022-09-001-096
 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 \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property) (0)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 2
 b. Explain Reason for Exemption: Transfer to a government
entity

5. Partial Interest: Percentage being transferred: 100 %
 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: Agent
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: PATRICIA M. FELCH
 Address: 3661 TOPAZ RANCH
 City: WELLINGTON
 State: NEVADA 89444

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: FED NATL MTG ASSOC
 Address: 14221 DALLAS PKWY #1000
 City: DALLAS
 State: TX Zip: 75254

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: ANGELO CAPPELLANIO
 Address: 5000 BUCH
 City: NEWPORT BEACH

Escrow # 736-1600074
 State: CA Zip: 92660