

Parcel Number 1318-23-213-010

Nevada Affirmation Statement (Social Security Numbers)

The undersigned hereby affirms that this document submitted for recording does not contain a social security number.



Signed

STUART BROWN

Print Name

Mail Tax Statements To:
MTGLO INVESTORS, L.P.
9990 Richmond Ave., St. 400S, Houston, TX 77042.

After Recording Mail/Return To:
10385 Westmoor Drive, Suite 100
Westminster, CO 80021
Attention: Denver DIL Title

Order Number: 180404738

Parcel Number or APN: 1318-23-213-010

DEED IN LIEU OF FORECLOSURE

Property Address: 86 A. Rubicon Circle N, Stateline, NV 89448

KNOWN ALL MEN BY THESE PRESENTS, that **STUART BROWN** and **JUDY I. HOLLANDER**, a married couple, whose mailing address is **7870 E. Camelback Rd., Scottsdale, AZ 85251**, hereinafter called grantors, for \$1.00 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **MTGLO INVESTORS, L.P.**, whose tax mailing address is **9990 Richmond Ave., St. 400S, Houston, TX 77042**, hereinafter called grantee, and unto grantee's successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in **DOUGLAS County, Nevada**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

SEE EXHIBIT "B" ATTACHED HERETO AS ESTOPPEL AFFIDAVIT

COMMONLY known as: **86 A. Rubicon Circle N, Stateline, NV 89448**

This being the identical property conveyed to the GRANTOR herein by Deed recorded in **Instrument 0683446, Book 0806 Page 11789**.

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

This deed is absolute in effect and conveys fee simple title of the premises above described to the grantee and does not operate as a mortgage, deed of trust or security of any kind.

Grantor does hereby assign and transfer to grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of grantee, its agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made in accord with the Estoppel Affidavit attached hereto as Exhibit B.

Consideration. This Deed in Lieu of Foreclosure relates to real property secured by the following mortgage(s) or deed(s) of trust:

SEE EXHIBIT "C" ATTACHED HERETO FOR DESCRIPTION OF MORTGAGE OR DEED OF TRUST

No Merger. Grantor agrees and acknowledges that its entry into this Deed and the other documents contemplated hereby shall not result in a merger of Assignee's interest under the Deed of Trust with Grantee's interest under the Deed. The terms, covenants, representations, and warranties of this Agreement shall not merge into the Deed but shall survive the close of the transaction contemplated hereby.

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In construction this deed and where the context so requires, the singular included the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

Representations and Warranties. Grantor represents, warrants, and acknowledges that:

(a) it is in default of its obligations under the Loan and the Note and that the unpaid principal balance thereof together with interest thereupon is immediately due and payable to **MTGLO INVESTORS, L.P.** without offset, defense, or counterclaim;

(b) the Note and the Deed of Trust or Mortgage are valid and binding agreements enforceable in accordance with their terms;

Advice of Counsel. Grantor hereby agrees, represents, and warrants that it has had advice of competent counsel of its own choosing, or has willingly forgone advice of counsel, in negotiations for and the preparation of this Deed, that it has read this Deed or has had the same read to it by its counsel, that it has had this Deed fully explained by such counsel, and that it is fully aware of its contents and legal effect.

RIGHT TO FORECLOSE

TRANSFEROR AGREES AND ACKNOWLEDGES THAT NOTHING CONTAINED HEREIN SHALL AFFECT, AND TRANSFEREE HEREBY EXPRESSLY RESERVES, THE RIGHT TO FORECLOSE THE "MORTGAGE", "DEED TO SECURE DEBT" OR "DEED OF TRUST" BY JUDICIAL OR, TO THE EXTENT PERMITTED BY APPLICABLE LAW, NONJUDICIAL FORECLOSURE AND, IN CONNECTION WITH ANY SUCH FORECLOSURE, TRANSFEROR AND/OR GUARANTOR MAY, IN TRANSFEREE'S SOLE DISCRETION, BE NAMED AS A PARTY DEFENDANT, AND TO THE EXTENT PERMITTED BY APPLICABLE LAW, TRANSFEROR SHALL AGREE TO ANY CONSENT TO JUDGMENT (OR SIMILAR PROCESS) AVAILABLE TO TRANSFEREE, AND TRANSFEREE WILL BE PERMITTED TO SEEK, OBTAIN, AND SATISFY A JUDGMENT IN ANY SUCH FORECLOSURE PROCEEDINGS, PROVIDED, HOWEVER, THAT TRANSFEROR AND GUARANTOR SHALL NOT BE PERSONALLY LIABLE FOR SATISFACTION OF SUCH JUDGMENT. IF TRANSFEREE PURSUES ITS RIGHTS UNDER THIS SECTION, IT MAY DETRIMENTALLY AFFECT TRANSFEROR'S CREDIT RATING.

WITNESS the hand of said Grantor this 17 day of December, 2018.

Stuart Brown
STUART BROWN

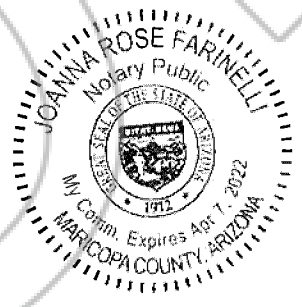
Judy I. Hollander
JUDY I. HOLLANDER

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on December 17, 2018 by **STUART BROWN** and **JUDY I. HOLLANDER** who are personally known to me or have produced Arizona License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Joanna Rose Farinelli
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



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EXHIBIT "B"
ESTOPPEL AFFIDAVIT

STATE OF *Arizona*
COUNTY OF *Maricopa*

STUART BROWN and JUDY I. HOLLANDER, being first duly sworn, depose and say: That they are the identical parties who made, executed, and delivered that certain Deed in Lieu of Foreclosure to **MTGLO INVESTORS, L.P.**, conveying the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to **MTGLO INVESTORS, L.P.**, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiants as grantors in said deed to convey, and by said deed these affiants did convey to **MTGLO INVESTORS, L.P.**, therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to **MTGLO INVESTORS, L.P.**;

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 and were not acting under coercion or duress;

That aforesaid deed was not given as a preference against any other creditor or the deponents or either of them; that at the time it was given there was no other person or persons, firms or corporations, other than **MTGLO INVESTORS, L.P.**, who have interest, either directly or indirectly, in said premises; that these deponents are solvent and have not other creditors whose rights would be prejudiced by such conveyance, and that deponents are not obligated upon any bond or mortgage or other security whereby any lien has been created or exists against the premises described in said deed.

That the consideration for said deed was and is payment to affiants of the sum of \$1.00 by **MTGLO INVESTORS, L.P.**, agreement to forebear taking any action against affiants to collect

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on the obligations secured by the mortgage described below, other than by foreclosure of that mortgage and to not seek, obtain or permit a deficiency judgment against affiants in such foreclosure action. The mortgage(s) or deed(s) of trust referred to herein as described as follows:

SEE EXHIBIT "C" ATTACHED HERETO FOR DESCRIPTION OF MORTGAGE OR DEED OF TRUST

At the time of making said deed in lieu of foreclosure affiants believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded, or more.

This affidavit is made for the protection and benefit of MTGLO INVESTORS, L.P., its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

That affiants, and each of them 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 hereinabove set forth.

WE (THE BORROWERS) UNDERSTAND THAT WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.

Dated: December 17, 2018

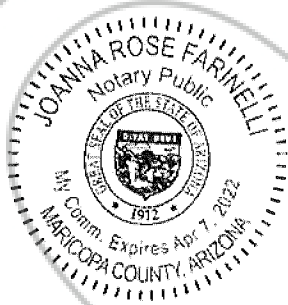
Stuart Brown
STUART BROWN

Judy I. Hollander
JUDY I. HOLLANDER

STATE OF ARIZONA
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on December 17, 2018 by **STUART BROWN** and **JUDY I. HOLLANDER** who are personally known to me or have produced California License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Joanna Rose Farinelli
Notary Public



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GRANTOR(S) AFFIDAVIT

State of ARIZONA }
County of MARICOPA }

STUART BROWN and JUDY I. HOLLANDER, named in the attached deed, being first duly sworn upon oath, each for himself or herself and not one for the other, deposes and says:

That he or she has read the attached deed and knows the contents thereof, and that every statement contained in the terms, warranties and covenants therein set forth is true of his or her own knowledge.

Stuart Brown
STUART BROWN

Judy I. Hollander
JUDY I. HOLLANDER

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on December 17, 2018 by **STUART BROWN** and **JUDY I. HOLLANDER** who are personally known to me or have produced Arizona Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Joanna Rose Farinelli
Notary Public

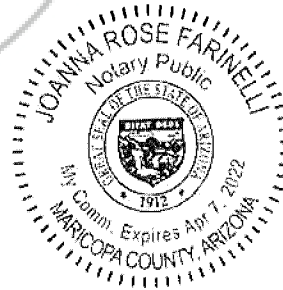
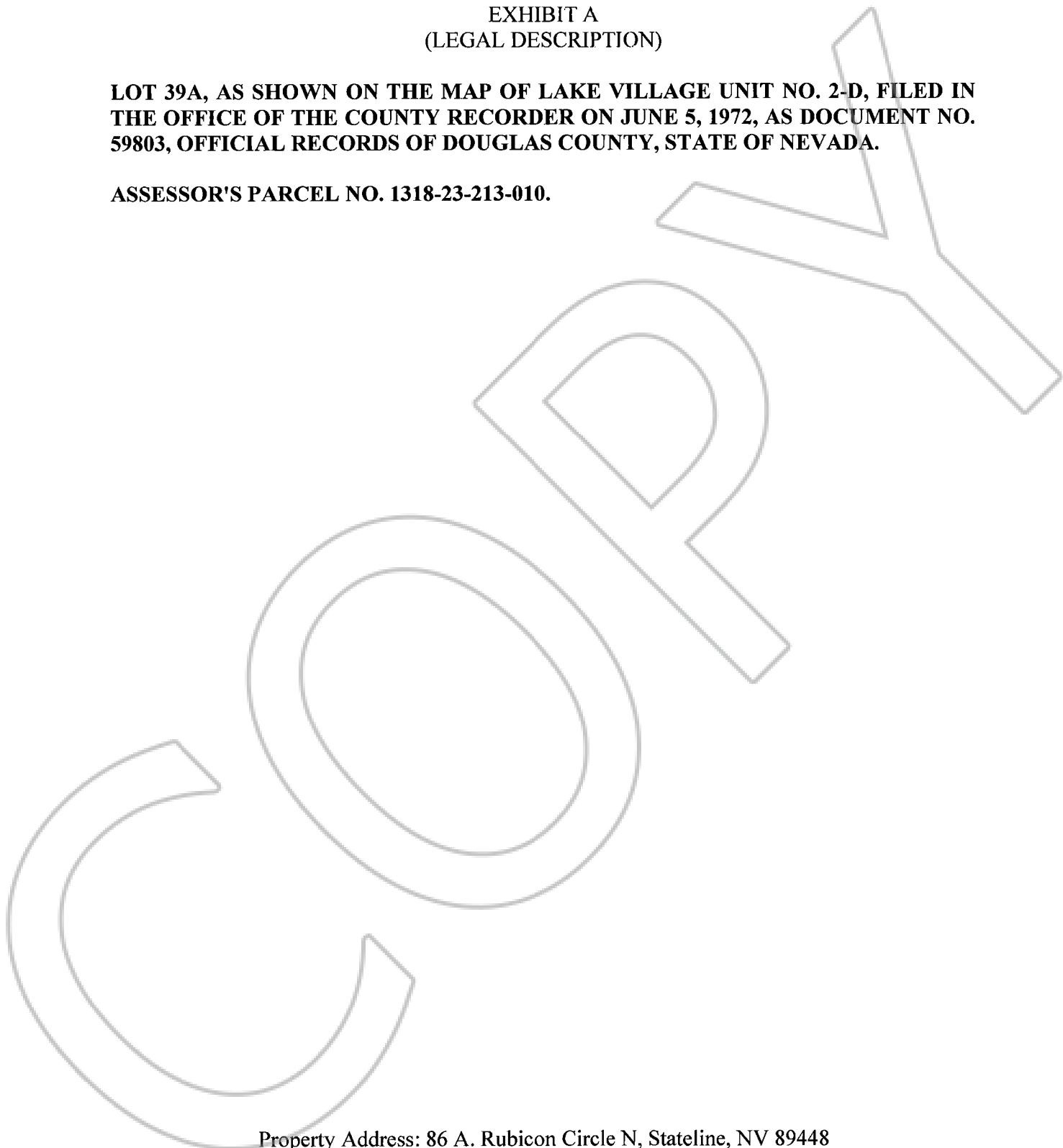


EXHIBIT A
(LEGAL DESCRIPTION)

LOT 39A, AS SHOWN ON THE MAP OF LAKE VILLAGE UNIT NO. 2-D, FILED IN THE OFFICE OF THE COUNTY RECORDER ON JUNE 5, 1972, AS DOCUMENT NO. 59803, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

ASSESSOR'S PARCEL NO. 1318-23-213-010.



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EXHIBIT C
(DESCRIPTION OF MORTGAGE(S) OR DEED(S) OF TRUST)

**Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION**

Trustee: STEWART TITLE

Mortgagor: STUART BROWN, AN UNMARRIED MAN

Dated: 08/18/2006

Recorded: 08/31/2006

Reference: BOOK 806, PAGE 11792, INSTRUMENT NO 0683447

Amount: \$417,000.00

Open Ended: NO

A ASSIGNMENT

**ASSIGNOR: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION, ITS SUCCESSORS
AND ASSIGNS**

**ASSIGNEE: DITECH FINANCIAL LLC, A DELAWARE LIMITED LIABILITY
COMPANY**

Dated: 04/05/2018

Recorded: 04/05/2018

Reference: INSTRUMENT NO 2018-912488

**CORRECTIVE ASSIGNMENT OF DEED OF TRUST RECORDED ON 07/13/2018 AS
INSTRUMENT NO. 2018-916685 FROM MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS NOMINEE FOR FIRST HORIZON HOME LOAN
CORPORATION, ITS SUCCESSORS AND ASSIGNS TO DITECH FINANCIAL LLC
REPLACES AND SUPERSEDES THE ASSIGNMENT FOR THE PURPOSE OF
PERFECTING THE ASSIGNMENT TO INCLUDE THE DOT RECORDED DATE OF
08/31/2006 AND THE DOT INSTRUMENT NO. AS 0683447 BK-0806 PG 11792.**

**SUBSTITUTION OF TRUSTEE AS SET FORTH IN INSTRUMENT NO. 2018-917555,
RECORDED 08/01/2018, APPOINTING NATIONAL DEFAULT SERVICING
CORPORATION, AN ARIZONA CORPORATION.**

B ASSIGNMENT

**ASSIGNOR: DITECH FINANCIAL, LLC BY MISSION GLOBAL, LLC, ITS
ATTORNEY-IN-FACT**

ASSIGNEE: MTGLQ INVESTORS, L.P.

Dated: 09/04/2018

Recorded: 09/04/2018

Reference: INSTRUMENT NO 2018-919035

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-23-213-010
 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
 i. Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 408,703.00
 b. Deed in Lieu of Foreclosure Only (value of property 375,000)
 c. Transfer Tax Value: \$ 33,703
 d. Real Property Transfer Tax Due \$ 132.60.

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 Stuart Brown Capacity: GRANTOR

Signature Judy Hollander Capacity: GRANTOR

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: STUART BROWN and JUDY I. HOLLANDER
 Address: 7870 E. Camelback Rd.
 City: SCOTTSDALE
 State: AZ Zip: 85251

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: MTGLQ INVESTORS, L.P.
 Address: 9990 Richmond Ave., St. 400S
 City: HOUSTON
 State: TX Zip: 77042

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

Print Name: Service Link
 Address: 10385 Westminster Dr. #100
 City: Westminster

Escrow # _____
 State: CO Zip: 80021