

Official Record

Recording requested By
COW COUNTY TITLE CO.

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$42.00 Page 1 of 4
RPTT: \$81.90 Recorded By: DP
Book- 275 Page- 0621



APN No.: 002-103-14

WHEN RECORDED MAIL TO:

National Default Servicing Corporation
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020

MAIL TAX PAYMENTS TO:

Bank of America, N.A.
1800 Tapo Canyon Rd
Mail Code: CA6-914-01-65
Simi Valley CA 93063

NDSC No. : 12-70053-BA-NV
Loan No. : 165899198
Order No. : 120164493

DEED IN LIEU OF FORECLOSURE

- 1) The grantee herein was the foreclosing beneficiary
- 2) The Amount of Unpaid Debt: \$76,504.23
- 3) The amount of Consideration: \$0.
- 4) Document Transfer Tax: ~~\$81.90~~ \$90
- 5) Said Property is in the City of PANACA, County of LINCOLN.

For a valuable consideration, receipt of which is hereby acknowledged, RON L. ETCHART AND PATRICIA J. ETCHART, HUSBAND AND WIFE, AS JOINT TENANTS hereby grant to: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, 1800 Tapo Canyon Rd, Mail Code: CA6-914-01-65, Simi Valley, CA, 93063, the following described real property in the County of LINCOLN State of NV more particularly described as:

Lot 25 in Sun Gold Manor Unit No. 1, plat of which was recorded September 30, 1952, as File No. 27842, in the Office of th County Recorder of Lincoln County, Nevada.

More commonly known as: 254 MATHEWS CT
PANACA NV 89042

THIS DEED IS AN ABSOLUTE CONVEYANCE, the consideration therefore being the full satisfaction of all obligations secured by the Deed of Trust executed by: RON L. ETCHART AND PATRICIA J. ETCHART, HUSBAND AND WIFE, AS JOINT TENANTS, Trustors, to RECONTRUST COMPANY, N.A., Trustee, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 03/27/2007, and recorded on 04/03/2007 as Book 230, Page 184, #0128689 of the Official Records of LINCOLN County, NV.

Page 2 of 2
Deed in Lieu of Foreclosure
NDSC File No.: 12-70053-BA-NV

Grantor(s) declare that this conveyance is freely and fairly made, and that here are no agreements, oral or written other than this deed between Grantor and Grantee with respect to this land. Subject to current taxes, assessments, reservations, all easements, rights of way, covenants, conditions, restrictions, liens and encumbrances of record.

See Exhibit 'A'

Ron L. Etchart
Trustor RON L. ETCHART

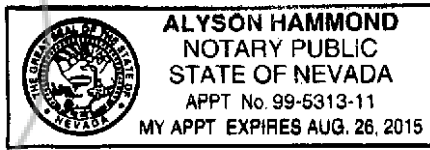
Patricia J. Etchart
Trustor PATRICIA J. ETCHART

State of Nevada
County of Lincoln ss.

On September 11, 2012 before me, Alyson Hammond, Notary public, personally appeared Ron L. Etchart & Patricia J. Etchart, who personally known to me (or 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 he/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.

Signature *Alyson Hammond*





**EXHIBIT A
ESTOPPEL AFFIDAVIT**

RON L. ETCHART AND PATRICIA J. ETCHART, HUSBAND AND WIFE, AS JOINT TENANTS being of legal age, being first duly sworn, does depose and say:

That they are the identical party(ies) who made, executed and delivered that certain Deed to: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, dated the same as this document, conveying those certain parcels of real property situated in the City of PANACA, County of LINCOLN, State of NV more particularly described as:

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More commonly known as: 254 MATHEWS CT
PANACA NV 89042
APN: 002-103-14

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 affiants as grantors 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 Grantors' liability secured by that certain Deed of Trust ("Deed of Trust") executed by RON L. ETCHART AND PATRICIA J. ETCHART, HUSBAND AND WIFE, AS JOINT TENANTS, as Trustor. Deed of Trust names RECONTRUST COMPANY, N.A. as Trustee and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS, Beneficiary, recorded on 04/03/2007 as Book 230, Page 184, #0128689 of the Official Records of LINCOLN County, NV shall be fully cancelled, and that said Deed of Trust shall be fully reconveyed;

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



Page 2 of 2
Estoppel Affidavit
NDSC File No.: 12-70053-BA-NV

THAT the affiants 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 11TH day of SEPTEMBER 2012

Executed by:


Trustor RON L. ETCHART

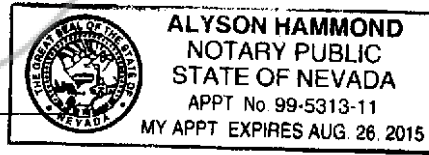

Trustor PATRICIA J. ETCHART

State of Nevada)
County of Lincoln)ss.

On September 11, 2012 before me, Alyson Hammond, Notary public, personally appeared Ron L. + Patricia J. Etchart, who personally known to me (or 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 he/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.

Signature Alyson Hammond



STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
COW COUNTY TITLE CO.

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$42.00
Recorded By: DP RPTT: \$81.90
Book- 275 Page- 0621

1 Assessor Parcel Number(s)
a) 002-103-14

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
- b Deed in Lieu of Foreclosure Only (value of property)
- c Transfer Tax Value:
- d Real Property Transfer Tax Due

\$76,504
(55,234)
20670
\$ 8190

4. **If Exemption Claimed:**

- a Transfer Tax Exemption per NRS 375.090, _____.
- b Explain Reason for Exemption: Deed in Lieu, Deed of Trust - Book 230, Page 184, #0128689

5. Partial Interest: Percentage being transferred: 100%

The undersigned declare 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 Ron L. Etchart Capacity Grantor
Ron L. Etchart, 12-70053-BA-NV

Signature Patricia J. Etchart Capacity Grantor
Patricia J. Etchart, 12-70053-BA-NV

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION

Ron L. Etchart
Patricia J. Etchart
254 Matthews Ct
Panaca, NV 89042

BUYER (GRANTEE) INFORMATION

Bank of America-TX
1800 Tapo Canyon Rd
Mail Code: CA6-914-01-65
Simi Valley CA 93063

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

Print Name: LPS Default Services Escrow #: 120164493
 Address: 3220 EL CAMINO REAL
 City: IRVINE State: CA Zip: 92602

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED