

Official RecordRecording requested By
FIRST AMERICAN TITLE INSURANCE COMP**Lincoln County - NV****Leslie Boucher - Recorder**

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: AK

Book- 312 Page- 0120



0152170

APN No.: 004-151-54

WHEN RECORDED MAIL TO:National Default Servicing Corporation
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020**MAIL TAX STATEMENTS TO:**U.S. Bank Home Mortgage
4801 Frederica Street
Owensboro, KY 42301

File No. : 16-00693-US-NV

Order No. : 501836 / 2506506

DEED IN LIEU OF FORECLOSURE

- 1) The grantee herein was the foreclosing beneficiary
- 2) The Amount of Unpaid Debt: \$103,230.86
- 3) The amount of Consideration: \$0.
- 4) Document Transfer Tax: \$0.
- 5) Said Property is in the City of Alamo, County of Lincoln County.

For a valuable consideration, receipt of which is hereby acknowledged, **Barbara J. Wright, an unmarried woman,** hereby grant to: **U.S. Bank Home Mortgage**, whose address is 4801 Frederica Street, Owensboro, KY 42301, the following described real property in the County of Lincoln County, State of NV, more particularly described as:

THAT PORTION OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS PARCEL 7-4-1 AS SHOWN BY PARCEL MAP ON FILE IN PLAT BOOK B, PAGE 51, AS FILE NO. 109441, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

More commonly known as: 273 Park Blvd
Alamo, NV 89001

THIS DEED IS AN ABSOLUTE CONVEYANCE, the consideration therefore being the full satisfaction of all obligations secured by the Deed of Trust executed by: Donald L. Wright, Sr. married and Barbara J. Wright, married Trustor, to 1st Assurance Trust Deed Trustee, to U.S. Bank N.A., a United States of America National Banking Association, as Beneficiary, dated July 8, 2009 and recorded on July 20, 2009 in Book 249, Page 553, Instrument No. 134007, of the Official Records of Lincoln County County, NV.



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Deed in Lieu of Foreclosure
File No.: 16-00693-US-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'

Barbara J. Wright
Grantor Barbara J. Wright

State of Nevada
County of Clark)ss.

The foregoing instrument was acknowledged before me this NOV. 03, 2016 (date) by Barbara J. Wright, of U.S. Bank Home Mortgage, a federally-chartered banking association, on behalf of U.S. Bank Home Mortgage.

WITNESS my hand and official seal.

Signature Bj

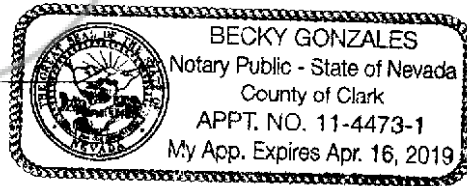




EXHIBIT A ESTOPPEL AFFIDAVIT

Barbara J. Wright, an unmarried woman 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: U.S. Bank National Association, dated the same as this document, conveying those certain parcels of real property situated in the City of Alamo, County of Lincoln County, State of NV more particularly described as:

THAT PORTION OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS PARCEL 7-4-1 AS SHOWN BY PARCEL MAP ON FILE IN PLAT BOOK B, PAGE 51, AS FILE NO. 109441, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

More commonly known as: 273 Park Blvd
Alamo, NV 89001
APN: 004-151-54

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 Donald L. Wright, Sr. married and Barbara J. Wright, married as Trustor. Deed of Trust names 1st Assurance Trust Deed as Trustee and U.S. Bank N.A., a United States of America National Banking Association, Beneficiary, recorded on July 20, 2009 in Book 249, Page 553, Instrument No. 134007, of the Official Records of Lincoln County County, NV shall be fully cancelled, and that said Deed of Trust shall be fully reconveyed;



Page 2 of 2
Estoppel Affidavit
File No.: 16-00693-US-NV

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;

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 3rd day of November 2016.

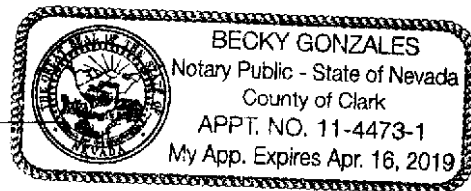
Barbara J. Wright
Grantor Barbara J. Wright

State of Nevada)
)ss.
County of Clark)

The foregoing instrument was acknowledged before me this Nov. 03, 2016 (date) by Barbara J. Wright, of U.S. Bank Home Mortgage, a federally-chartered banking association, on behalf of U.S. Bank Home Mortgage.

WITNESS my hand and official seal.

Signature B



STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC # DV-152170

06/09/2017

09:59 AM

Official Record

1. Assessor Parcel Number(s)

- a) 004-151-54
- b) _____
- c) _____
- d) _____

Recording requested By
FIRST AMERICAN TITLE INSURANCE COMP

Lincoln County - NV
Leslie Boucher - Recorder

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- Other _____

FOR REC

Book: _____

Date of Recording: _____

Notes: _____

Page 1 of 1 Fee: \$17.00

Recorded By: AK RPTT:

Book- 312 Page- 0120

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ 103,230.86 *Deed in lieu of Foreclosure*

(109,530.77)

\$ 6299.91

\$ 0

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 _____

Signature Reydon Long

Capacity Agent

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Barbara J. Wright

Address: 6150 W. Flamingo Rd Apt 304

City: Las Vegas

State: NV Zip: 89103

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: US Bank

Address: 4801 Freedom St

City: Owensboro

State: KY Zip: 42301

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

Print Name: First American Title

Address: 2500 Paseo Verde Suite 120

City: Henderson

Escrow #: 501830/2506506

State: NV Zip: 89074

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED