

DOC# 226982

02/18/2014

03:16PM

Official Record

Requested By

FIRST AMERICAN TITLE PASEO VERDE

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 4

Fee: \$42.00

Recorded By LH

RPTT: \$109.20

Book- 0563 Page- 0137

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Selene Finance LP
9990 Richmond Ave Ste 400S
Houston, TX 77042

2458257



0226982

Title Order # 130247589

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

GRANT DEED IN LIEU OF FORECLOSURE

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WESLEY R. HAHN, AN UNMARRIED MAN ("Grantor(s)")

HEREBY CONVEY(S) TO: CP-SRMOF II 2012-A Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee (9990 Richmond Ave Ste 400S, Houston, TX 77042) and to its successors and assigns (Grantee") the following described real property in the County of EUREKA State of Nevada, described as:

LOT 4 AND 5, BLOCK 11, OF CRESCENT VALLEY RANCH AND FARMS, INC., UNIT NO. 1, AS SHOWN ON THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY ON APRIL 6, 1959, AS DOCUMENT NO. 34081.

Property is purported to be: 4069 EUREKA AVE, CRESCENT VALLEY, NV 89821

Please see Estoppel Affidavit attached as Exhibit "A"

THIS DEED IS AN ABSOLUTE CONVEYANCE, THE GRANTOR(S) HAVING SOLD SAID LAND TO THE GRANTEE(S) FOR A FAIR AND ADEQUATE CONSIDERATION, SUCH CONSIDERATION, IN ADDITION TO THAT ABOVE RECITED, BEING (FULL SATISFACTION OF ALL OBLIGATIONS) SECURED BY THE DEED OF TRUST EXECUTED BY WESLEY R. HAHN, AN UNMARRIED MAN as Trustor(s) to LAND AMERICA COMMONWEALTH TITLE AS TRUSTEE, FOR THE BENEFIT OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLEY AS NOMINEE FOR TAYLOR, BEAN & WHITAJER MORTGAGE CORP AS BENEFICIARY, RECORDED MARCH 20, 2008 AS INSTRUMENT NO. 211723, OFFICIAL RECORDS OF EUREKA COUNTY."

"GRANTOR(S) DECLARES THAT THIS CONVEYANCE IS FREELY AND FAIRLY MADE PURSUANT TO CONDITIONS SET FORTH IN THE ESTOPPED AFFIDAVIT RECORDED CONCURRENTLY WITH THIS CONVEYANCE AND WHICH IS INCORPORATED HEREIN BY THIS REFERENCE. (SEE ATTACHED EXHIBIT A),

STATE OF Nevada)
COUNTY OF Washoe)
On December 18, 2013 before me,
Adaeze Okorie, Notary Public
personally appeared Wesley R. Hahn

Signature of Grantor(s)

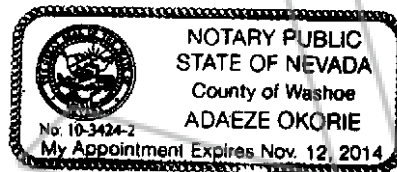
By: Wesley R. Hahn

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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature], Notary Public



(This area for official notarial seal)



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EXHIBIT "A"
Estoppel Affidavit

State of Nevada)
County of: EUREKA)

Wesley R Hahn, an unmarried man declare(s) the following:

Wesley R Hahn, an unmarried man are the same parties that executed and delivered the concurrently recorded Grant Deed in Lieu of Foreclosure to CP-SRM OF II 2012-A Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee, on the same date as this document, which conveyed the interest in real property commonly known as: 4069 EUREKA AVE, CRESCENT VALLEY, NV 89821 and described as follows: LOT 4 AND 5, BLOCK 11, OF CRESCENT VALLEY RANCH AND FARMS, INC., UNIT NO. 1, AS SHOWN ON THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY ON APRIL 6, 1959, AS DOCUMENT NO. 34081.

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

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

This deed is an absolute conveyance, the Grantor(s) having sold said land to the 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 obligation secured by the deed of trust existing on said property executed by Wesley R Hahn, an unmarried man as Trustor(s), LAND AMERICA COMMONWEALTH TITLE as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR TAYLOR, BEAN & WHITTAKER MORTGAGE CORP the Beneficiary: which was recorded on MARCH 20, 2008, as Instrument No.: 211723 in Book No.: 0471 and Page No.: 0066 in the Official Records of EUREKA County, Nevada.

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 was not given as preference against any other creditors of the affiants. The Grantor(s) are solvent at the time of making 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 the said Deed, CP-SRM OF II 2012-A Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee, its successors and assigns, and all other parties hereafter dealing with or 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 the reliance thereon;



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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 the undersigned 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 herein.

STATE OF Nevada
COUNTY OF Washoe
On December 18, 2013 before me,
Adaeze Okorie, Notary Public
personally appeared Wesley R. Hahn

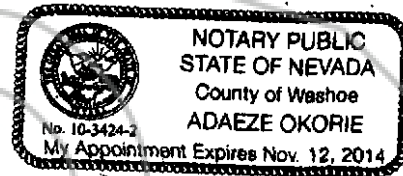
Signature of Client(s)
Wesley R. Hahn
By: Wesley R Hahn

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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Adaeze Okorie, Notary Public



(This area for official notarial seal)



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STATE OF NEVADA
DECLARATION OF VALUE

DOC# DV-226982

02/18/2014

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Official Record

Requested By
FIRST AMERICAN TITLE PASEO VERDE

Eureka County - NV

Mike Rebaleti - Recorder

Page: 1 of 1 Fee: \$42.00

Recorded By LH PRTT: \$109.20

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number(s)

a. APN 002-031-19

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/Vind'l

g. ☐ Agricultural h. ☐ Mobile Home

i. ☐ Other

3. a. Total Value/Sales Price of Property

\$ 104,149.80

b. Deed in Lieu of Foreclosure Only (value of property) \$ 76,271.00

c. Transfer Tax Value: \$ 27955.80

d. Real Property Transfer Tax Due \$ 109.20

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section

b. Explain Reason for Exemption: Deed in lieu of foreclosure
DOT rec'd 3-20-08 & 211723

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 Wesley R. Hahn Capacity: Seller

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: WESLEY R. HAHN

Address: 235 Virgil Court

City: Sparks

State: NV

Zip: 89441

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: CP-SRMOF II 2012-A Trust,

Address: 9990 Richmond Ave SUITE 400S

City: HOUSTON

State: TX

Zip: 77042

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

Print Name: LSI TITLE AGENCY

Escrow # 130247589

Address: 3220 EL CAMINO REAL

City: IRVINE

State: CA

Zip: 92602

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

clo fatuo
2500 Paseo Verde #120
Henderson NV 89074