

RECORDING REQUESTED BY:

FIRST AMERICAN TITLE INS. CO.

WHEN RECORDED MAIL TO:

**GRANTOR HEREIN DECLARES:**

Grantee was \_\_\_/was not \_\_\_ the Foreclosing Beneficiary  
Consideration \$ \_\_\_\_\_ Amount of Unpaid Debt \$ \_\_\_\_\_  
Non-Exempt Amount \$ \_\_\_\_\_ DOCUMENTARY TRANSFER TAX \$ \_\_\_\_\_  
\_\_\_\_\_ Computed on the consideration or Full Value of the property  
\_\_\_\_\_ Computed on the consideration or value less liens or encumbrances remaining at time of sale.

**GRANT DEED  
IN LIEU OF FORECLOSURE**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

hereby GRANT(S) to

the real property in the City of \_\_\_\_\_ County of \_\_\_\_\_,  
State of California, described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "B".

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

AS TRUSTOR(S) TO  
, AS TRUSTEE, RECORDED  
AS INSTRUMENT NO. \_\_\_\_\_ OF OFFICIAL RECORDS  
OF SAID COUNTY.

GRANTOR(S) DECLARE(S) THAT THIS CONVEYANCE IS FREELY AND  
FAIRLY MADE AND THAT THERE ARE NO AGREEMENTS, ORAL OR WRITTEN,  
OTHER THAN THIS DEED, BETWEEN GRANTOR(S) AND GRANTEE(S) WITH  
RESPECT TO SAID LAND.

SEE ESTOPPEL AFFIDAVIT ATTACHED HERETO AS EXHIBIT "A"

Dated \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

[All Signatures Must be Acknowledged by a Notary Public]  
MAIL TAX STATEMENTS TO:

EXHIBIT "A"

ESTOPPEL AFFIDAVIT

STATE OF CALIFORNIA        )  
  )  
COUNTY OF                    )

\_\_\_\_\_, being first  
DULY SWORN, each for himself and herself, depose(s) and say(s): That they are  
the identical parties who made, executed and delivered that certain DEED to  
\_\_\_\_\_ dated the \_\_\_\_\_ day of \_\_\_\_\_,  
19\_\_\_\_, conveying the following described property, to-wit:

**AS PER THE ATTACHED EXHIBIT "B" WHICH IS A PART HEREOF.**

That affiants now are, and at all times herein mentioned were, husband and  
wife:

That the aforesaid deed is intended to be and is an absolute conveyance of  
the title to said premises to the grantee(s) named therein, and was not and is  
not now intended as a mortgage, trust conveyance, or security or any kind; that  
it was the intention of affiant(s) as grantor(s) in said deed to convey, and by  
said deed these affiants did convey to the grantee(s) therein all their right,  
title and interest absolutely in and to said premises; that possession of said  
premises has been surrendered to the grantee(s);

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 the consideration for said deed was and is payment to affiants of the  
sum of \$ \_\_\_\_\_ by grantee(s), and the full cancellation of all debts,  
obligations, costs, and charges secured by that certain deed of trust heretofore  
existing on said property executed by  
  , as Trustor(s), to  
  , as Trustee, for  
  , as Beneficiary, dated \_\_\_\_\_ and recorded  
  as Instrument No. \_\_\_\_\_ of Official Records of  
\_\_\_\_\_ County, California, and the reconveyance of said property under said  
deed of trust; that at the time of making said deed affiants believed and now  
believe that the aforesaid consideration therefor represents the fair value of  
the property so deeded;

This affidavit is made for the protection and benefit of the grantee in  
said deed, his successors and assigns, and all other parties hereafter dealing  
with or who may acquire an interest in the property herein described, and  
particularly for the benefit of  
  which is about to insure the title to said property in reliance thereon,  
and any other title company which may hereafter insure the title to said real  
property;

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.

\_\_\_\_\_  
\_\_\_\_\_

Subscribed and sworn to before me on this  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

\_\_\_\_\_  
personally known to me or proved to me on the  
basis of satisfactory evidence to be the per-  
sons who appeared before me.

\_\_\_\_\_