

QUALITY LOAN SERVICE CORP.

2141 Fifth Avenue, San Diego, CA 92101
Telephone (619) 645-7711 ext. 2016
Facsimile (619) 568-3574
www.QualityLoan.com

April 4, 2011

Re:

Borrowers: [REDACTED]

Loan No.: [REDACTED]

Property Address: [REDACTED]

File No.: [REDACTED]

Dear Mr. and Mrs. [REDACTED]

We have been advised by **IBM Lender Business Process Services, Inc. (LBPS)** that you wish to execute a Deed in Lieu of Foreclosure with reference to the above captioned loan. It will be necessary for the following documents to be executed and returned to this office **within 7 days** from the date of this letter. The Grant Deed-in-Lieu and Estoppel Affidavit must be notarized or we cannot record them.

- Grant Deed-in-Lieu: This must be signed and notarized where indicated.
- Estoppel Affidavit: This must be signed and notarized where indicated.
- Statement of Identity: This must be signed and notarized where indicated.

****Documents need to be executed and notarized in Black Ink only. Do not cover any typed wording with dates, signatures, notary stamps, etc. Noncompliance may result in rejection of the documents. ****

The execution of these documents does not constitute a Deed in Lieu of Foreclosure unless it is approved by **IBM Lender Business Process Services, Inc. (LBPS)** and the title report comes back showing no Junior Liens. The subject property **must be vacated and free of personal property prior to recording the Deed**. If we do not receive the executed documents and the property is not vacated, we will have no alternative but to proceed with foreclosure. If you have any questions, please do not hesitate to contact me.

Sincerely,
Quality Loan Service Corp.
Eric Gettelfinger

Recording requested by:
Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101

When recorded mail to:
IBM Lender Business Process Services, Inc. (LBPS)
14523 SW Millikan Way, Suite 200
Beaverton, OR 97005

Loan # [REDACTED]

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS # [REDACTED]

GRANT DEED IN LIEU OF FORECLOSURE

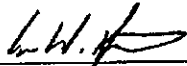
The Grantee Herein Is The Beneficiary

The Documentary Transfer Tax is **\$0.00**

The amount of the unpaid debt, together with cost, was **\$142,551.18**

The amount paid by the Grantee over and above the unpaid debt was **\$0.00**

Said property is in the city of **PHOENIX, AZ**

 Eric W. Gettelfinger

Declarant's Signature or Agent Determining Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, [REDACTED]

HEREBY GRANTS TO: **Federal National Mortgage Association** and to his/her successors and assigns the following described real property in the County of **MARICOPA** State of **AZ**, described as:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

Property is purported to be [REDACTED]

This deed is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration; said consideration being that Lender agrees not to bring a personal action on the debt against the grantors as related to the obligations of the deed of trust existing on said property executed by [REDACTED] **HUSBAND AND WIFE**, as Trustor(s), **FIRST AMERICAN TITLE INS CO, A CA CORP**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS")**, AS NOMINEE FOR **FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK N.A.**, the Beneficiary; which was recorded on **9/4/2007**, as Instrument No. [REDACTED] Book xxx, Page xxx, in the Official Records of **MARICOPA** County, **AZ**, and thereafter assigned to **Federal National Mortgage Association** by the assignment recorded on **8/4/2010**, as Instrument [REDACTED] in the Official Records of **MARICOPA** County, **AZ**.

Grantor declares that this conveyance is free and fairly made pursuant to conditions set forth in the Estoppel Affidavit recorded concurrently with this conveyance.

Dated:

By: _____
[Redacted Signature]

By: _____
[Redacted Signature]

State of _____)
County of _____) ss

On _____, before me, _____, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person 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, and that by his/her/their signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

T.S. #: [REDACTED]

Grantee Contact Information

**Federal National Mortgage Association
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254**

Organization Information: Incorporated, Organized, Licensed, Chartered or Registered in the State of TX,
and chartered or formed in the Country of United States.

ESTOPPEL AFFIDAVIT

STATE OF: ARIZONA
COUNTY OF: MARICOPA

[REDACTED] declare the following:

[REDACTED] are the same parties that executed and delivered the certain Grant Deed to **Federal National Mortgage Association**, on the same date as this document, which conveyed the interest in real property commonly known as: [REDACTED] and described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

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

That as a condition precedent to recording the Grant Deed and this Affidavit, the Grantors have vacated the property and surrendered possession to the Grantee;

That the consideration for said Grant Deed is that the Lender agrees not to bring a personal action on the debt against the grantors as related to the obligations of the deed of trust existing on said property executed by [REDACTED] as Trustors, **FIRST AMERICAN TITLE INS CO, A CA CORP**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS")**, AS NOMINEE FOR **FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK N.A.**, the Beneficiary, which was recorded on 9/4/2007, as Instrument No. [REDACTED] in Book xxx, Page xxx, in the Official Records of **MARICOPA** County, **AZ**; and thereafter assigned to **Federal National Mortgage Association** by the assignment recorded on 8/4/2010, as Instrument No. [REDACTED] in the Official Records of **MARICOPA** County, **AZ**.

That Grantors 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 grantors as of the date hereof;

That the parties intend that the deed of trust or mortgage survive and not merge with the fee interest transferred by the Grant Deed;

That the Grantors were solvent at the time of making said Grant Deed;

This Affidavit is made for the benefit of the Grantee in said Grant Deed, **Federal National Mortgage Association**, its successor and assigns, and all other parties hereafter dealing with or who 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 reliance thereon;

That in the execution and delivery of said Grant 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.

Dated:

By: _____
[Redacted Signature]

By: _____
[Redacted Signature]

State of _____)
County of _____) ss

On _____, before me, _____, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person 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, and that by his/her/their signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public