

RECORDING REQUESTED BY:  
CALIFORNIA RECONVEYANCE COMPANY

WHEN RECORDED MAIL TO:  
CALIFORNIA RECONVEYANCE COMPANY  
9200 Oakdale Avenue, Mail Stop N110612  
Chatsworth, CA 91311

Space above this line for recorder's use only

**GRANT DEED IN LIEU OF FORECLOSURE**

Loan No. [REDACTED] - Trustee Sale No. [REDACTED] - DIL File [REDACTED]

**The undersigned Grantor hereby declares:**

The Grantee herein was the Beneficiary  
The amount of the unpaid debt, together with cost, was \$736,815.84  
The consideration for the transfer was \$ 0.00  
The documentary transfer tax is \$0.00  
Tax Parcel Number: [REDACTED]

For valuable consideration, receipt of which is hereby acknowledged [REDACTED]  
AND [REDACTED], HUSBAND AND WIFE AS JOINT TENANTS, hereby grants to  
WASHINGTON MUTUAL BANK, the following described real property in the city of  
IMPERIAL BEACH, County of SAN DIEGO, State of CALIFORNIA.

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

[REDACTED]

EXCEPTING THEREFROM THE FOLLOWING:

[REDACTED]

PARCEL 2:

[REDACTED]

Situs: [REDACTED] IMPERIAL BEACH, CA 91932

SEE ATTACHED EXHIBIT A ESTOPPEL  
AFFIDAVIT

**PLEASE SIGN  
& DATE**

Date: \_\_\_\_\_

By: [REDACTED] \_\_\_\_\_ By: [REDACTED] \_\_\_\_\_

STATE OF \_\_\_\_\_ } ss  
COUNTY OF \_\_\_\_\_ }

On \_\_\_\_\_, before me, \_\_\_\_\_, personally  
appeared \_\_\_\_\_  
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 acknowledge 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 this Instrument on  
the person(s), or 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 \_\_\_\_\_  
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_ (Seal)

**EXHIBIT "A" ESTOPPEL AFFIDAVIT**

Loan No. [redacted] - Trustee Sale No. [redacted] - DIL File No. [redacted]

The aforesaid deed is intended to be and is an absolute conveyance of the title to said premises to the grantee names therein and was not and is not now intended as a mortgage, trust, conveyance, or security of any kind. It is our intention as grantors in said deed to convey, and by said deed we did convey to the grantee therein all our right, title and interest absolutely in and to said premises; that possession of said premises has been surrendered to the grantee.

In the execution and delivery of said deed, we were not acting under any misapprehension as to the affect thereof, and acted freely and voluntarily and were not acting under coercion or duress.

The consideration for said deed was and is the full cancellation of all debts, obligations, costs and charges secured by that certain deed of trust heretofore existing on said property executed by: [redacted] HUSBAND AND WIFE AS JOINT TENANTS, Trustor, dated 09/01/2006, and recorded 10/02/2006, in Book --, Page --- as Instrument No. [redacted] of Official records of SAN DIEGO County, CALIFORNIA and RECONVEYANCE of said property under said deed of trust. At the time of making said deed, we believed and now believe that the aforesaid consideration for the deed represents the fair value of the property so deeded.

This declaration 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.

**PLEASE SIGN & DATE**

This Estoppel Affidavit for deed in lieu of foreclosure consisting of the page is executed this \_\_\_\_\_ day of \_\_\_\_\_, 2008, at \_\_\_\_\_ State of \_\_\_\_\_

By: \_\_\_\_\_ By: \_\_\_\_\_

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On \_\_\_\_\_, before me, \_\_\_\_\_ a Notary Public in and for said County and State personally appeared, \_\_\_\_\_

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 this instrument on the person(s), or 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 \_\_\_\_\_ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature: \_\_\_\_\_ {seal}