

This Deed was prepared by:

Attn: _____

When recorded, return to:

Attn: _____

Tax Parcel Number/Assessor Parcel Number:

DEED IN LIEU OF FORECLOSURE

For the consideration of

Ten Dollars (\$10.00)

_____ (\$____) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, _____, with an address of _____ (“Grantor/Borrower”) hereby grants and conveys to _____, with an address of _____ (“Grantee/Lender”), the following property situated in _____ County, _____, together with all rights and privileges appurtenant thereto and all improvements thereon, if any:

See Exhibit A attached hereto and incorporated herein by this reference (the “Property”)

SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and all matters which an accurate survey of the property or a physical inspection of the property would disclose.

THIS DEED IN LIEU OF FORECLOSURE effectuates a conveyance of fee simple title in and to the Property from Grantor/Borrower to Grantee/Lender and serves



to cancel and terminate any and all foreclosure proceedings and/or trustee sales initiated or maintained by Grantee/Lender against Grantor/Borrower with respect to the Property. By receipt of this Deed in Lieu of Foreclosure, Grantee/Lender shall and does hereby agree to file such documents and instruments as may be necessary or appropriate in order to cancel and terminate any such pending foreclosure or trustee sale proceedings with respect to the Property. Notwithstanding the foregoing, unless otherwise required by applicable law, nothing herein is intended to, or shall be construed as a waiver or relinquishment of, any right, title, or interest on the part of Grantee/Lender to seek and obtain a deficiency judgment against Grantor/Borrower, to the extent same exists under or by virtue of the written loan or other agreements between the parties hereto, and/or pursuant to applicable law.



Exhibit A

Tax Parcel Number: _____

