ESTOPPEL AFFIDAVIT
Deed in Lieu of Foreclosure

_____ of legal age, being first duly sworn, deposes and says:

I am the identical party who made, executed, and delivered or is about to make, execute and deliver a deed to _____, conveying the following described property:

The deed is intended to be an absolute conveyance of the title to the property, and is not intended as a mortgage, trust conveyance, or security of any kind. It is my intention to convey to the grantee all right, title, and interest to the property.

Possession of the property has been surrendered to the grantee.

In executing and delivering the deed, I am not under any misapprehension as to the effect thereof, and has acted or will act freely and voluntarily and not under coercion or duress.

The consideration for the deed is payment to me of the sum of $_____ by grantee, and the full cancellation of all debts, obligations, costs, and charges secured by a deed of trust on the property executed by _____, Trustor, to _____, as Trustee, for _____, as Beneficiary, dated _____, and recorded as Instrument No. _____, Official Records of _____, County, California. I believe that the consideration represents the fair value of the property.

This affidavit is made for the protection and benefit of the grantee, the grantee's successors and assigns, and all other parties subsequently dealing with or who may acquire an interest in the property, and for the benefit of all title insurance companies that insure title to the property.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: _____ _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF _____)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, _____, by _____,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature_____ (This area for notary stamp)