ESTOPPEL AFFIDAVIT
(Deed in Lieu of Foreclosure)

STATE OF CALIFORNIA }
COUNTY OF _____} ss.

_____, being first duly sworn, deposes and says:

That they are the parties who made, executed, and delivered that certain deed to _____ _____dated _____ conveying the following described property:

_____
_____
_____
_____

commonly known as _____

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

That in the executed and delivery of said deed, affiant(s) 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/is payment to affiant(s) in the sum of $ _____, by grantee, 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_____, Trustor, to _____, as Trustee, for _____ _____, as Beneficiary, dated _____ and recorded as Instrument No._____, Official Records of _____ County, State of California and the reconveyance of said property under said deed of trust; That at the time of making said deed, affiant(s) believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded;

This affidavit is made for the protection and benefit of the grantee in said deed, the grantee's 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_____ Title Company 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 property;

That affiant(s) will testify, declare, depose or certify under penalty of perjury before any competent officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

Dated _____

_____
Signature

SUBSCRIBED AND SWORN TO before me, the Undersigned, a Notary Public in and for said State, this _____ day of _____, 20___.

_____
Printed Name

Signature _____
Notary Public in and for said State

SPACE ABOVE RESERVED FOR NOTARY SEAL