

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

┌ ───────────────────┐

Name

Street  
Address

City &  
State

└ ───────────────────┘

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### DEED-IN-LIEU OF FORECLOSURE

**NOTE:** This form is used by a mortgage holder when the owner of a mortgaged property defaults and faces loss of the property by foreclosure, to transfer ownership of the property to the lender in exchange for the lender cancelling the trust deed note.

**DATE:** \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_, California.

1. I/We, \_\_\_\_\_,  
hereby quitclaim to \_\_\_\_\_

1.1 all of my rights, title and interest in the real property situated in \_\_\_\_\_ County, California,  
referred to as \_\_\_\_\_

2. This deed is an absolute conveyance in consideration for \_\_\_\_\_ and

2.1 the cancellation and release of all rights and obligations arising from the document

2.2 entitled \_\_\_\_\_, dated \_\_\_\_\_,

2.3 entered into by \_\_\_\_\_, as the \_\_\_\_\_, and

2.4 \_\_\_\_\_, as the \_\_\_\_\_.

3. Grantor declares that this conveyance was freely and fairly made upon the consideration listed above, and no agreements exist, oral or written, except as contained in this deed, with respect to the described property.

See attached Signature Page Addendum. [ft Form 251]

Date: \_\_\_\_\_, 20\_\_\_\_\_, \_\_\_\_\_  
(Print name) (Signature)

Date: \_\_\_\_\_, 20\_\_\_\_\_, \_\_\_\_\_  
(Print name) (Signature)

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

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
(Name and title of officer)

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 the instrument the person(s), or the 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_  
(Signature of notary public)

(This area for official notarial seal)