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| ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): Sarina Ann Nelson 4081 County Road 203 Hamilton City, CA 95951 | TELEPHONE NO: 530 354-6212 | FOR COURT USE ONLY |
| ATTORNEY FOR (Name): In Pro Per | | |
| NAME OF COURT: Superior Court of California - County of Glenn STREET ADDRESS: 821 E South St MAILING ADDRESS: 821 E South St CITY AND ZIP CODE: Orland 95963 BRANCH NAME: Orland Branch | | CASE NUMBER: 10NUD00320 |
| PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE DEFENDANT: SARINA ANN NELSON | | |
| ANSWER—Unlawful Detainer | | |

1. Defendant (names):
Sarina Ann Nelson

answers the complaint as follows:

2. Check **ONLY ONE** of the next two boxes:

- a. Defendant generally denies each statement of the complaint. (Do not check this box if the complaint demands more than \$1,000.
- b. Defendant admits that all of the statements of the complaint are true EXCEPT
(1) Defendant claims the following statements of the complaint are false (use paragraph numbers from the complaint or explain):

Continued on Attachment 2b (1).

- (2) Defendant has no information or belief that the following statements of the complaint are true, so defendant denies them (use paragraph numbers from the complaint or explain):

Continued on Attachment 2b (2).

3. AFFIRMATIVE DEFENSES (NOTE: For each box checked, you must state brief facts to support it in the space provided at the top of page two (item 3j)).

- a. (nonpayment of rent only) Plaintiff has breached the warranty to provide habitable premises.
- b. (nonpayment of rent only) Defendant made needed repairs and properly deducted the cost from the rent, and plaintiff did not give proper credit.
- c. (nonpayment of rent only) On (date): before the notice to pay or quit expired, defendant offered the rent due but plaintiff would not accept it.
- d. Plaintiff waived, changed, or canceled the notice to quit.
- e. Plaintiff served defendant with the notice to quit or filed the complaint to retaliate against defendant.
- f. By serving defendant with the notice to quit or filing the complaint, plaintiff is arbitrarily discriminating against the defendant in violation of the Constitution or laws of the United States or California.
- g. Plaintiff's demand for possession violates the local rent control or eviction control ordinance of (city or county, title of ordinance, and date of passage):

(Also, briefly state the facts showing violation of the ordinance in item 3j.)

- h. Plaintiff accepted rent from defendant to cover a period of time after the date the notice to quit expired.
- i. Other affirmative defenses are stated in item 3j.

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| DEFENDANT (Name): SARINA ANN NELSON | 10NUD00320 |

3. AFFIRMATIVE DEFENSES (cont'd)

j. Facts supporting affirmative defenses checked above (identify each item separately by its letter from page one):

3i. Defendant asserts that Deutsche Bank National Trust Company, as Trustee of the Indymac IMSC Mortgage is not the legal owner of the property and therefore has no legal grounds for filing an Unlawful Detainer action against Defendant Sarina Ann Nelson.

(1) All the facts are stated in Attachment 3j. (2) Facts are continued in Attachment 3j.

4. OTHER STATEMENTS

a. Defendant vacated the premises on (date):b. The fair rental value of the premises alleged in the complaint is excessive (explain):c. Other (specify):

Defendant relied on promises made to her by Indymac, that her loan would be modified and that everything would work out fine and she would continue to own her property.

5. DEFENDANT REQUESTS

a. that plaintiff take nothing requested in the complaint.

b. costs incurred in this proceeding.

c. reasonable attorney fees.d. that plaintiff be ordered to (1) make repairs and correct the conditions that constitute a breach of the warranty to provide habitable premises and (2) reduce the monthly rent to a reasonable rental value until the conditions are corrected.e. Other (specify):6. Number of pages attached (specify):**UNLAWFUL DETAINER ASSISTANT (Business and Professions Code sections 6400- 6415)**7. (Must be completed in all cases) An unlawful detainer assistant did not did for compensation give advice or assistance with this form. (If defendant has received any help or advice for pay from an unlawful detainer assistant, state:

a. Assistant's name:

b. Telephone No.:

c. Street address, city, and ZIP:

d. County of registration:

e. Registration No.:

f. Expires on (date):

Sarina Ann Nelson

(TYPE OR PRINT NAME)

▶ Sarina Ann Nelson

(SIGNATURE OF DEFENDANT OR ATTORNEY)

(TYPE OR PRINT NAME)

(SIGNATURE OF DEFENDANT OR ATTORNEY)

(Each defendant for whom this answer is filed must be named in item 1 and must sign this answer unless his or her attorney signs.)

VERIFICATION

(Use a different verification form if the verification is by an attorney or for a corporation or partnership.)

I am the defendant in this proceeding and have read this answer. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Date: 12-27-10

Sarina Ann Nelson

(TYPE OR PRINT NAME)

▶ Sarina Ann Nelson

(SIGNATURE OF DEFENDANT)