

18.

DOC # 0664345
12/27/2005 08:14 AM Deputy: KLJ
OFFICIAL RECORD
Requested By:
D O C X LLC

PIN Tax ID #: 122004210039

This Instrument prepared by:

WPNVSTDR-5 11/17/05

RONALD E. MEHARG

When recorded, return to:

DOCX, LLC

1111 ALDERMAN DR., SUITE 350

ALPHARETTA, GA 30005

770-753-4373

Mail Tax Statements To:

ROSELLE F MCNIECE

1354 WILSON CIRCLE

GARDNERVILLE, NV 89410

Project #: 708MERS

MIN #: 100024200004928384

VRU Tel. #: 888/679.MERS

Reference #: 708-0192528966



* 7 0 8 - 0 1 9 2 5 2 8 9 6 6 *

Secondary Reference #: 20060120 (R045)

Property Address:

1354 WILSON CIRCLE

GARDNERVILLE, NV 89410

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 2 Fee: 18.00
BK-1205 PG-11516 RPTT: 0.00



SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

WHEREAS, that certain Deed of Trust described below provides that the holder of the Note secured by said Deed of Trust may appoint a successor Trustee to any Trustee thereunder appointed; and

WHEREAS, the indebtedness secured by said Deed of Trust having been fully paid and satisfied:

NOW THEREFORE, Mortgage Electronic Registration Systems, Inc., whose address is 2701 WELLS FARGO WAY, MAC X9901-026, MINNEAPOLIS, MN 55467, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint, **WELLS FARGO BANK, N.A.** as successor Trustee, and as Trustee does hereby reconvey, without warranty, to the person or persons entitled thereto, all the estate, title, and interest held by it, as Trustee, under said Deed of Trust, to the property described therein.

Trustor(s): **ROSELLE F. MCNIECE, AN UNMARRIED WOMAN**

Original Trustee: **STEWART TITLE CO. OF NEVADA**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

Date of Deed of Trust: **2/19/2004**

Loan Amount: **\$208,500.00**

Date Recorded: **2/25/2004**

Book: **0204**

Page: **10695**

Instrument #: **0605575**

Comments: **ORIGINAL LENDER: AMERICAN BROKERS CONDUIT, A CORPORATION**

and recorded in the official records of **Douglas** County, State of **Nevada**, and more particularly described on said Deed of Trust referred to herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of **12/20/2005**.

WELLS FARGO BANK, N.A.



JESSICA LEE TE

VICE PRESIDENT LOAN DOCUMENTATION

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Linda Green

**LINDA GREEN
VICE PRESIDENT**

State of **GA**
County of **FULTON**

On this date of **12/20/2005**, before me, the undersigned authority, a Notary Public duly commissioned, qualified and acting within and for the aforementioned State and County, personally appeared the within named **JESSICA LEETE** and **LINDA GREEN**, known to me (or identified to me on the basis of satisfactory evidence) that they are the **VICE PRESIDENT LOAN DOCUMENTATION** and **VICE PRESIDENT** of **WELLS FARGO BANK, N.A.** and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, respectively, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of said corporations and that said corporations executed the same, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and official seal on the date hereinabove set forth.

Mary L. Kelly

Notary Public:



MARY L. KELLY
Notary Public - Georgia
Fulton County
My Comm. Expires Oct. 14, 2007

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