

18
DOC # 0684765
09/20/2006 10:03 AM Deputy: GB
OFFICIAL RECORD
Requested By:
D O C X LLC

Recording Requested By:
Ronald E Meharg, 888-362-9638
1111 Alderman Drive, Suite #350, Alpharetta,
GA 30005

When Recorded Return To:

DOCX LLC

1111 Alderman Drive
Suite 350
Alpharetta, GA 30005
Grantee's Mailing Address:
ALEXANDER WAGNER
PO BOX 1681
GARDNERVILLE, NV 89410-1681

NV	000	0001340587
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NV0000001340587

CRef#:09/28/2006-PreRef#:R052-POF
Date:09/07/2006-Print Batch ID:8245
MIN #: 100080190030857270
MERS Telephone #: 888/679-6377
Property Address:
1383 RANCHO RD
GARDNERVILLE, NV 89460

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 2 Fee: 18.00
BK-0906 PG- 6256 RPMT: 0.00



SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, 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 the Deed of Trust, described below, has been paid and satisfied;

NOW, THEREFORE, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR NOVASTAR MORTGAGE, INC, it's address being, G4318 Miller Rd, Flint, MI 48507, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint **Fidelity National Title Insurance Company**, it's address being 1111 Alderman Drive, Ste. #350, Attn: Release Dept., Alpharetta, GA 30005, as successor Trustee, and the Trustee(s) under said Deed of Trust, having received from the Beneficiary under said Deed of Trust sufficient directive to reconvey, detailing that the obligation secured by said Deed of Trust has been fully paid and performed, does hereby reconvey unto the parties entitled thereto, but without any covenant or warranty, express or implied, all rights, title and interest which was heretofore acquired by said Trustee(s) under said Deed of Trust.

Trustor(s): **ALEXANDER R. WAGNER AND IRINA WAGNER, HUSBAND AND WIFE AS JOINT TENANTS**

Original Trustee: **STEWART TITLE OF DOUGLAS COUNTY**

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

Date of Deed of Trust: **08/26/2004**

Loan Amount: **\$193,600.00**

Recording Date: 08/31/2004 Book: 0804 Page: 13996 Document #: 0623111

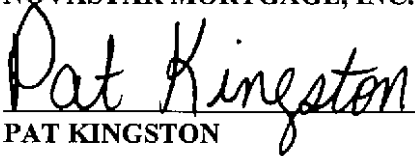
Misc. Comments: ORIGINAL LENDER: NOVASTAR MORTGAGE, INC.

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

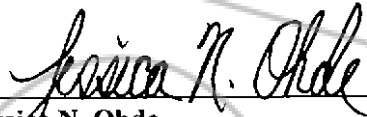
IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of 09/15/2006.

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**
("MERS"), AS NOMINEE FOR
NOVASTAR MORTGAGE, INC.

Fidelity National Title Insurance Company



PAT KINGSTON
VICE PRESIDENT
State of GA
County of Fulton



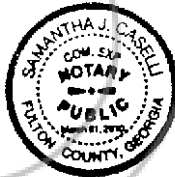
Jessica N. Ohde
Asst. Vice Pres., Loan Documentation

On this date of 09/15/2006, 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 **PAT KINGSTON** and **Jessica N. Ohde**, known to me (or identified to me on the basis of satisfactory evidence) that they are the **VICE PRESIDENT** and **Asst. Vice Pres., Loan Documentation** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS NOMINEE FOR **NOVASTAR MORTGAGE, INC.** and **Fidelity National Title Insurance Company** respectively, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and in 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 instruments for the consideration, uses and purposes therein mentioned and set forth.

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



Notary Public:



SAMANTHA J. CASELLI
Notary Public - Georgia
Fulton County
My Comm. Expires March 01, 2010

