

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

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 2 Fee: 18.00  
BK-0906 PG- 6258 RPTT: 0.00



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\*NV0000001340595\*

CRef#:09/28/2006-PRef#:R052-POF  
Date:09/07/2006-Print Batch ID:8245  
MIN #: 100080190033781386  
MERS Telephone #: 888/679-6377  
Property Address:  
1383 RANCHO RD  
GARDNERVILLE, NV 89460

**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: **\$48,400.00**

Recording Date: 08/31/2004 Book: 0804 Page: 14018 Document #: 0623112  
Misc. Comments: ORIGINAL LENDER: NOVASTAR MORTGAGE, INC., A VIRGINIA CORPORATION

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

PAT KINGSTON  
VICE PRESIDENT

State of GA

County of Fulton

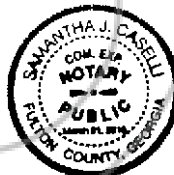
Jessica N. Ohde

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.

S. Samantha J. Caselli  
Notary Public:



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