

Recording Requested By:
Michelle Wymer, 888-603-9011
450 E. Boundary St., Attn: Release Dept.,
Chapin, SC 29036

When Recorded Return To:

✓ First American RES
450 E. Boundary St.
Chapin, SC 29036
Grantee's Mailing Address:
RAYMOND MILLER
PO BOX 4818
STATELINE, NV 89449-4818

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 18.00
BK-0207 PG- 6453 RPTT: 0.00



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CRef#:02/21/2007-PRef#:R085-POF
Date:01/31/2007-Print Batch ID:17500
MIN #: 100080190032912735
MERS Telephone #: 888/679-6377
Property Address:
416 K QUAKING ASPEN LN
STATELINE, NV 89449

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 SYSTEM, INC., 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 **First American Title Insurance Company**, it's address being **450 E. Boundary St., Attn: Release Dept., Chapin, SC 29036**, 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): **RAYMOND O. MILLER, AN UNMARRIED MAN**
Original Trustee: **STEWART TITLE OF DOUGLAS COUNTY**
Original Beneficiary: **NOVASTAR MORTGAGE, INC.**

Date of Deed of Trust: **09/16/2004**

Loan Amount: **\$234,000.00**

Recording Date: **09/24/2004** Book: **0904**


Page: **10036** Document #: **0625019**

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.

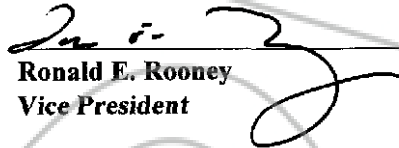
IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of **02/08/2007**.

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEM, INC., AS
NOMINEE FOR NOVASTAR
MORTGAGE, INC.**

First American Title Insurance Company



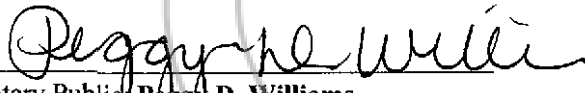
Sharon Ramezani
Asst. Vice President
State of SC
County of **Lexington**



Ronald E. Rooney
Vice President

On this date of **02/08/2007**, 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 **Sharon Ramezani** and **Ronald E. Rooney**, known to me (or identified to me on the basis of satisfactory evidence) that they are the **Asst. Vice President** and **Vice President** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR NOVASTAR MORTGAGE, INC.** and **First American 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 **Peggy D. Williams**
My Commission Expires: **02/17/2015**

Peggy D. Williams
Notary Public
State of South Carolina