

18
DOC # 0696203
03/02/2007 10:09 AM Deputy: DW
OFFICIAL RECORD
Requested By:
DOCX LLC

PIN Tax ID #:
This Instrument prepared by: WFNVSTDR-5 01/08/07
RONALD E. MEHARG

When recorded, return to:

DOCX, LLC

✓ 1111 ALDERMAN DR., SUITE 350

ALPHARETTA, GA 30005

770-753-4373

Mail Tax Statements To:

JAMES R GARRISON AND PILAR E GARRISON

156 US HIGHWAY 395 NORTH

GARDNERVILLE, NV 89410

Project #: 708MERS

MIN #: 100059012560203161

VRU Tel. #: 888/679.MERS

Reference #: 708-0195909601



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

Secondary Reference #: 20070321 (R045)

Property Address:

156 US HIGHWAY 395 NORTH

GARDNERVILLE, NV 89410

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 18.00
BK-0307 PG- 546 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): **JAMES RAY GARRISON AND PILAR ELENA GARRISON, HUSBAND AND WIFE, AS JOINT TENANTS**

Original Trustee: **STEWART TITLE**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NBANK, N.A., A CORPORATION**

Date of Deed of Trust: **11/18/2004**

Loan Amount: **\$280,000.00**

Date Recorded: **11/24/2004** Book: **1104**

Page: **11956**

Instrument #: **0630308**

Comments:

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 **2/27/2007**.

WELLS FARGO BANK, N.A.

JESSICA LEETE

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 2/27/2007, 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 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 referred to.

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

Bailey Kirchner
Notary Public:



Bailey Kirchner
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
February 19, 2011

"I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."

BAILEY KIRCHNER

Name: _____