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Doc Number: **0820344**

03/20/2013 12:35 PM

OFFICIAL RECORDS

Requested By:  
CORELOGIC SOLUTIONS LLC

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 Of 2 Fee: \$ 18.00

Bk: 0313 Pg: 5109



Deputy: ar

Recording Requested By:  
Nationstar Mortgage, LLC  
Prepared By: Debora C. Cox  
888-603-9011

When recorded mail to:  
CoreLogic

450 E. Boundary St.  
Attn: Release Dept.  
Chapin, SC 29036



Case Nbr: 23572853

Ref Number: 0596675837

Tax ID: 1319-19-720-016

3/22/2013

Property Address:

157B Tramway Dr

Stateline, NV 89449

NV0-R-ST 23572853 E 3/19/2013

This space for Recorder's use

MIN #: 100024200009483450

MERS Phone #: 888-679-6377

## SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR AMERICAN BROKERS CONDUIT, ITS SUCCESSORS AND/OR ASSIGNS, the present beneficiary for the Deed of Trust described below, does hereby substitute First American Title Insurance Company as Trustee under said Deed of Trust in place of FIRST AMERICAN TITLE CO OF NEVADA.

First American Title Insurance Company, as newly appointed Trustee for the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest now held by Trustee under the said Deed of Trust.

Original Lender: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR AMERICAN BROKERS CONDUIT

Trusor(s): SCOTT O. NELSON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Original Trustee: FIRST AMERICAN TITLE CO OF NEVADA

Date of Deed of Trust: 8/10/2005 Loan Amount: \$309,600.00

Recorded in Douglas County, NV on: 8/16/2005, instrument number 0652395, book 0805 and page 7364

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Full Reconveyance to be executed on 3/19/2013

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. ("MERS"),  
AS NOMINEE FOR AMERICAN BROKERS  
CONDUIT, ITS SUCCESSORS AND/OR  
ASSIGNS**

**First American Title Insurance Company**

By: Frances Y. King  
Frances Y. King, Assistant Secretary

By: Laurel W. Keen  
Laurel W. Keen, Authorized Signatory

State of SC, County of Lexington

On this 19 day of March, 2013 before me personally appeared Frances Y. King, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR AMERICAN BROKERS CONDUIT, ITS SUCCESSORS AND/OR ASSIGNS and Laurel W. Keen, Authorized Signatory of First American Title Insurance Company who provided satisfactory evidence of their identification to be the persons whose names are subscribed to this instrument, and they acknowledged that they executed the foregoing instrument.

Vanessa P. Burkett  
Notary Public: Vanessa P. Burkett  
Richland County, South Carolina  
My Commission Expires: 10/10/2016

VANESSA P. BURKETT  
Notary Public  
State of South Carolina  
My Commission Expires 10/10/2016