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04/19/2013 03:47PM Deputy: AR
OFFICIAL RECORD
Requested By:
LSI Title Agency Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-413 PG-6004 RPTT: 0.00



Recording Requested By:
LSI Title Company

When Recorded Mail To:
First American Trustee Servicing Solutions, LLC
6 Campus Circle, 2nd Floor
Westlake, TX 76262

100552991

Space above this line for Recorder's use only

APN: 1220-22-211-001
TS No.: NV1000210497

NEVADA

**NOTICE OF RESCISSION OF DECLARATION OF DEFAULT
AND DEMAND FOR SALE AND OF NOTICE OF BREACH
AND ELECTION TO CAUSE SALE**

NOTICE IS HEREBY GIVEN: That NOT SET OUT is duly appointed Trustee under a Deed of Trust dated 06/13/2008, executed by

WILLIAM T. RONEY, III AND CHRISTINA R. RONEY, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

as Trustor to secure certain obligations in favor of JPMORGAN CHASE BANK, N.A. as Beneficiary, recorded 06/17/2008, as Instrument No. 725238, in Book 608, Page 4289, of Official Records in the Office of the Recorder of DOUGLAS County, Nevada describing land therein as: **AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST** said obligations including one note for the sum of \$244,902.00.

Whereas, the present beneficiary under that certain Deed of Trust hereinabove described, heretofore delivered to the Trustee thereunder written Declaration of Default and Demand for Sale; and Whereas, Notice was heretofore given of breach of obligations for which said Deed of Trust is security and of election to cause to be sold the property therein described; and Whereas, a Notice of Default was recorded on the day and in the book and page set forth below:

Notice was recorded on 05/27/2011 in the office of the Recorder of DOUGLAS County, Nevada, Instrument No. 783865, in Book/Page 511 / 5025 of Official Records.



NEVADA

APN: 1220-22-211-001
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**NOTICE OF RESCISSION OF DECLARATION OF DEFAULT
AND DEMAND FOR SALE AND OF NOTICE OF BREACH
AND ELECTION TO CAUSE SALE**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that the present Beneficiary, does hereby rescind, cancel and withdraw said Declaration of Default and Demand for Sale and said Notice of Breach and Election to Cause Sale; it being understood, however, that this rescission shall not in any manner be construed as waiving or affecting any breach or default--past, present or future under said Deed of Trust, or as impairing any right or remedy thereunder, but is, and shall be deemed to be, only an election, without prejudice, not to cause a sale to be made pursuant to said Declaration and Notice, and shall nowise jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or the Trustee, under said Deed of Trust, nor modify nor alter in any respect any of the terms, covenants, conditions or obligations thereof, and said Deed of Trust and all obligations secured thereby are hereby reinstated and shall be and remain in force and effect the same as if said Declaration of Default and Notice of Breach had not been made and given.

Dated: 4-18-13

First American Trustee Servicing Solutions, LLC, AS AGENT
FOR THE BENEFICIARY

By: *DeeAnn Gregory*
DeeAnn Gregory, Senior Manager

State of TEXAS }
County of TARRANT } §

Before me, Elizabeth Ryan, on this day personally appeared DeeAnn Gregory known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that this person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 18 day of April, A.D., 2013.

Signature: *Elizabeth Ryan* (Seal)
Notary Public In and for said County and State

