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Doc Number: **0827834**

07/26/2013 09:36 AM

OFFICIAL RECORDS

Requested By  
**VERDUGO TRUSTEE SERVICE**

Assessor's/Tax ID No. 1420-07-616-029

Recording Requested By:  
**VERDUGO TRUSTEE SERVICE CORPORATION**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 19.00

Bk: 0713 Pg: 6607



Deputy: sd

When Recorded Return To:  
✓ **STEVE BIRNBERG**  
3560 OPALITE CT  
CARSON CITY, NV 89705



**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

CITIMORTGAGE, INC. #:0771316067 "BIRNBERG" Lender ID:101 Douglas, Nevada

MERS #: 100011507713160678 SIS #: 1-888-679-6377

THE UNDERSIGNED DOES HEREBY AFFIRM THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN PERSONAL INFORMATION ABOUT ANY PERSON.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. is the Owner and Holder of the Note secured by the Deed of Trust Dated: 12/14/2006 , made by STEVE R BIRNBERG AND JULIE A BIRNBERG HUSBAND AND WIFE AS JOINT TENANTS as Trustor, with FIRST AMERICAN TITLE COMPANY as Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary, which said Deed of Trust was recorded 12/27/2006 in the Office of the County Recorder of Douglas State of Nevada, in Book/Reel/Liber: 1206 Page/Folio: 9561 as Instrument No.: 0691645 wherein said Owner and Holder hereby substitutes CITIBANK, N.A. as Trustee in lieu of the above-named Trustee under said Deed of Trust.

Property Address: 3560 OPALITE CT, CARSON CITY, NV 89705

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. P.O. BOX 2026, FLINT, MI 48501-2026 as owner and CITIBANK, N.A. 14700 CITICORP DRIVE, HAGERSTOWN, MD 21742 as Substituted Trustee, have caused this instrument to be executed, each in its respective interest;

\*VR\*VR2CITM\*07/18/2013 01:25:00 AM\* CITM01CITM000000000000007500286\* NVDOUGL\* 0771316067 NVDOUGL\_TRUST\_SUB \* S\*S3CITM\*

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE Page 2 of 3

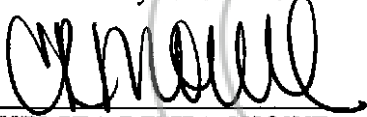
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
On July 19th, 2013

By: W  
WALTER H EICHELBERGER,  
Assistant Secretary

STATE OF Maryland  
COUNTY OF Washington

On this 19th day of July 2013, before me, the undersigned officer personally appeared WALTER H EICHELBERGER, who made acknowledgment on behalf of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., who acknowledges himself/herself to be the Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a corporation, and that he/she as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Assistant Secretary.

WITNESS my hand and official seal,

  
CHELSEA RENEA SHOWE  
Notary Expires: 10/03/2015

**Chelsea Renea Showe**  
Notary Public  
Washington Co., MD

(This area for notarial seal)

CITIBANK, N.A. hereby accepts said appointment as Trustee under said Deed of Trust and as Successor Trustee pursuant to the request of said Owner and Holder and in accordance with the provisions of said Deed of Trust does hereby reconvey without warranty to the person or persons legally entitled thereto all estate now held by it under said Deed of Trust.

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE Page 3 of 3

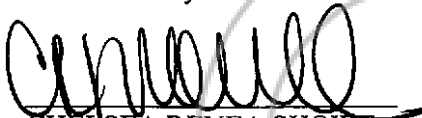
By CITIBANK, N.A. as Trustee  
On July 19th, 2013

  
\_\_\_\_\_  
SHAWN LYERLY, DOCUMENT CONTROL OFFICER

STATE OF Maryland  
COUNTY OF Washington

On this 19th day of July 2013, before me, the undersigned officer personally appeared SHAWN LYERLY, who made acknowledgment on behalf of CITIBANK, N.A., who acknowledges himself/herself to be the DOCUMENT CONTROL OFFICER of CITIBANK, N.A., a corporation, and that he/she as such DOCUMENT CONTROL OFFICER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as DOCUMENT CONTROL OFFICER .

WITNESS my hand and official seal,

  
\_\_\_\_\_  
CHELSEA RENEA SHOWE  
Notary Expires: 10/03/2015

**Chelsea Renea Showe**  
Notary Public  
Washington Co., MD

(This area for notarial seal)