



KAREN ELLISON, RECORDER

TIN: 1319-03-710-025

Record and Return to:
Lien Release
✓ JPMorgan Chase Bank, N.A.
700 Kansas Lane
Mail Code LA4-3120
Monroe, LA 71023
Telephone Nbr: 1-866-756-8747
Loan No.: 1679302186

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

Pursuant to Nev. Rev. Stat. § 107.073.

The undersigned, Holder of the Note secured by Deed of Trust dated November 8, 2012 made by STEVEN W RIGGS AND ANN RIGGS, Trustor(s) to FIDELITY NATIONAL TITLE AGENCY OF NEVADA, INC., A NV CORPORATION, Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST CHOICE LOAN SERVICES, INC., Beneficiary, which Deed of Trust was recorded on December 26, 2012 in the Recorder's office, County of DOUGLAS, State of Nevada, in Official Records in Volume/Book 1212, at Page 6873, and/or Document 0815159, as the undersigned Holder hereby substitutes J. P. MORGAN CHASE CUSTODY SERVICES, INC. as Trustee in lieu of the Trustee therein. Property address known as 2432 GENOA ASPEN DRIVE, GENOA NV, 89411.

J. P. MORGAN CHASE CUSTODY SERVICES, INC. hereby accepts said appointment as Trustee under the above Deed of Trust, and as Successor Trustee, and pursuant to the request of said Holder and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person(s) legally entitled thereto, all the estate now held by it under said Deed of Trust.

In witness whereof the undersigned MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC as Holder and J. P. MORGAN CHASE CUSTODY SERVICES, INC. as Successor Trustee, has caused this instrument to be executed on March 11, 2015 each in its respective interest.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC



AMY KNIGHT
Vice President

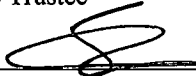


I hereby affirm that this document submitted for recording does not contain a social security number.

Signer: 

AMY KNIGHT

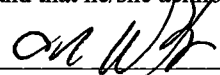
J. P. MORGAN CHASE CUSTODY SERVICES, INC.
Substitute Trustee



SHANNON SIGGERS
Assistant Secretary

STATE OF LOUISIANA
PARISH OF OUACHITA

On March 11, 2015, before me appeared AMY KIGHT, to me personally known, who did say that he/she is the Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she acknowledged the instrument to be the free act and deed of the corporation (or association).

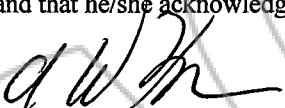


IRA D BROWN - 16206, NOTARY PUBLIC
LIFETIME COMMISSION

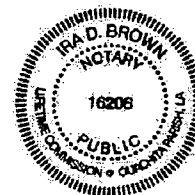


STATE OF LOUISIANA
PARISH OF OUACHITA

On March 11, 2015, before me appeared SHANNON SIGGERS, to me personally known, who did say that he/she is the Assistant Secretary of J. P. MORGAN CHASE CUSTODY SERVICES, INC. and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she acknowledged the instrument to be the free act and deed of the corporation (or association).



IRA D BROWN - 16206, NOTARY PUBLIC
LIFETIME COMMISSION



Loan No.: 1679302186
Outbound Date: 03/16/15
MIN: 100791456000525845
MERS Phone, if applicable: 1-888-679-6377
MERS Address, if applicable: P.O. Box 2026, Flint, MI 48501-2026