

DOUGLAS COUNTY, NV

2016-879913

Rec:\$20.00

\$20.00

Pgs=4

04/26/2016 11:06 AM

REAL ADVANTAGE LLC

KAREN ELLISON, RECORDER

After Recording Return To:  
~~Nations Lending Services~~ *WWR*  
9801 Legler Road  
Lenexa, KS 66219

Commitment Number: 16NL05094

*16WR08640*

### SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

For valuable consideration, **The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates Series 2007-12T1**, the holder of the beneficial interest in the following deed of trust:

SEE EXHIBIT "B" FOR DESCRIPTION OF MORTGAGE OF DEED OF TRUST

which is a lien on the real property described below, acknowledges full payment and satisfaction of the deed of trust. Pursuant to the terms of the deed of trust **The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates Series 2007-12T1** appoints itself as Substitute Trustee and in said capacity reconveys without warranty all right title and interest held in said real property pursuant to said deed of trust to the person or persons legally entitled thereto.

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

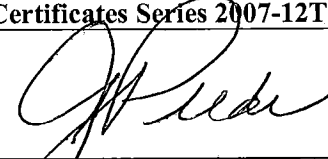
Property Address: 1530 W HIGH POINTE, MINDEN, NV 89423

Loan Number: ~~62610~~ # *626210* *Buedel*

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Executed by the undersigned this April 7, 2016.

**The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates Series 2007-12T1**

By: 

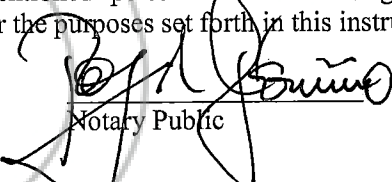
Name: Glysette Piedra  
First Vice President

Its: \_\_\_\_\_

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me on Apr. 17, 2016 by Glysette Piedra its 1st V.P. on behalf of **The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates Series 2007-12T1** who is personally known to me or has produced N/A as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

 Roy M. D'Erminio  
COMMISSION # EE 856793  
EXPIRES: DEC. 06, 2016  
WWW.AARONNOTARY.com

  
Notary Public

This instrument prepared by:  
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,  
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

Property Address: 1530 W HIGH POINTE, MINDEN, NV 89423

Loan Number: ~~62610~~ 626210

**EXHIBIT A (Legal Description)**

All that property situate in the, City of Minden, County of Douglas and State of Nevada described as: All that certain property situated in the County of Douglas, State of Nevada described as follows: Parcel 4D-1A, as set forth on that certain Parcel Map LDA #99-006 for Raymond M. Smith Trust a division of revised Parcel 4D-1 per Record of Survey supporting a Boundary Line Adjustment recorded as Document No. 458377, filed for record in the office of the County Recorder of Douglas County, State of Nevada on July 28, 1988, as Document No. 473281. Together with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof. Being the same property conveyed to J. Conrad Buedel Jr. , deed dated 3/11/2014, recorded on 3/25/2014, in book 0314, page 4353, in the County of Douglas and State of Nevada. More commonly known as: 1530 W. High Point Court, Minden, NV 89423 Parcel/tax id: 1420-27-701-016  
Property Address is: 1530 W HIGH POINTE, MINDEN, NV 89423.

Tax ID: 1420-27-701-016

EXHIBIT B  
(DESCRIPTION OF MORTGAGE OR DEED OF TRUST)

**To:** Mers a nominee for Countrywide Home Loans, Inc.  
Trustee: ReconTrust Company, N.A.  
**From:** J. Conrad Buedel Jr, and Carol A. Buedel, husband and wife as joint tenants  
**Dated:** 04/09/2007      **Volume/Instr #:** 0407  
**Recorded:** 04/13/2007      **Page:** 4176  
**Amount:** \$439,200.00      **Closed Ended**

**Assigned To:** The Bank of New York Mellon fka The Bank of New York, as Trustee for  
The Certificateholders of CWALT, Inc., Alternative Loan  
**Dated:** 09/24/2012      **Volume:** 912  
**Recorded:** 09/26/2012      **Page:** 6642  
**Comments:** Trust 2007-12T1, Mortgage Pass-Through Certificates, Series 2007-12T!

**Additional Information:**

Substitution of Trustee Recorded 1/21/2015 as instrument # 2015-855925 to Seaside  
Trustee Inc. Notice of Breach and Default and of Election to Cause Sell of Real  
Property Under Deed of Trust - recorded 1/21/2015, Instrument #2015-855926  
Request for Notice - recorded 10/9/2015, instrument #2015-870987.  
Notice of Trustee's Sale - recorded 12/29/2015, instrument #2015-874593

**To:** Mers a nominee for Countrywide Bank, FSB  
Trustee: Recontrust Company, N.A.  
**From:** J. Conrad Buedel Jr. and Carol A. Buedel, husband and wife as joint tenants  
**Dated:** 04/09/2007      **Volume/Instr #:** 0407  
**Recorded:** 04/13/2007      **Page:** 4193  
**Amount:** \$109,800.00      **Closed Ended**

Property Address: 1530 W HIGH POINTE, MINDEN, NV 89423

Loan Number: 62610

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