

DOUGLAS COUNTY, NV

2018-913192

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04/19/2018 03:47 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1320-30-713-036

Recording Requested By:  
Western Title Company, Inc.  
Escrow No.: ARJACCM39

When Recorded Mail To:  
Natalie Stratton  
853 Mahogany Dr.  
Minden, NV  
89423


Mail Tax Statements to: (deeds only)

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(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature

  
Edgar James Stratton

Beneficiary

**Substitution of Trustee and Deed of Full Reconveyance**

This document is being  
recorded as an  
accommodation only.

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE


The undersigned Beneficiaries, Edgar James Stratton, Surviving Trustee of the E. James and M. Jane Stratton Family Trust Dated September 11, 1985 in and under the provisions of that certain Deed of Trust executed by Natalie C. Stratton, a Single Woman, Trustors, to Stewart Title of Douglas County, a Nevada Corporation, as Trustee for Edgar James Stratton and Mary Jane Stratton, Trustees of the E. James and M. Jane Stratton Family Trust Dated September 11, 1985, Beneficiaries, dated 5/10/2007 and recorded On 05/18/2007, in Book 0507, Page 6320, Document No. 0701416 of Official Records in the office of the Recorder of Douglas, State of Nevada, do(es) in accordance with the provisions of said Deed of Trust, hereby give notice of the Substitution and Appointment of Edgar James Stratton, Surviving Trustee of the E. James and M. Jane Stratton Family Trust Dated September 11, 1985 in place and instead of Stewart Title of Douglas County, a Nevada Corporation the Trustee above named, and do(es) hereby vest in said substituted Trustee, all the rights, title, estate, power, duty and trusts conferred by said Deed of Trust upon the Trustee therein named. And whereas the indebtedness secured, to be paid by the Deed of Trust above mentioned has been fully paid and/or satisfied.

NOW THEREFORE, Edgar James Stratton, Surviving Trustee of the E. James and M. Jane Stratton Family Trust Dated September 11, 1985, substituted Trustee, does hereby GRANT AND RECONVEY unto the parties entitled thereto without warranty, all the estate and interest derived to the said Trustee under said Deed of Trust in the lands therein described, situated in the City of Minden County of Douglas, State of Nevada. Reference being hereby made specifically to said Deed of Trust and the record thereof for a particular description of said lands.

Dated: \_\_\_\_\_

4/13/18

The E. James and M. Jane Stratton Family Trust Dated September 11, 1985

  
Edgar James Stratton, Surviving Trustee,  
Beneficiary and Substituted Trustee

STATE OF NEVADA

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

4/13/18

by Edgar James Stratton.

  
Notary Public



ANU JANSSE  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 03-80880-5 - Expires March 20, 2019

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**ESCROW NO.: 070800386CE**

The land referred to herein is situated in the State of Nevada, County of DOUGLAS described as follows:

Lot 36 as set forth in Final Subdivision Map PD # 03-007-1 for Minden Village, a planned unit development, filed in the office of the County Recorder, of Douglas County, State of Nevada on August 23, 2004, in Book 0804, Page 9492, Document No. 622268.

**APN: 1320-30-712-036**

IN THE EVENT TRUSTOR SHALL SELL, CONVEY OR ALIENATE SAID PROPERTY, OR ANY PART THEREOF, OR ANY INTEREST THEREIN, OR SHALL BE DIVESTED OF THEIR TITLE OR ANY INTEREST THEREIN IN ANY MANNER OR WAY, WHETHER VOLUNTARY OR INVOLUNTARY, WITHOUT THE WRITTEN CONSENT OF THE BENEFICIARY BEING FIRST HAD AND OBTAINED, BENEFICIARY SHALL HAVE THE RIGHT, AT THEIR OPTION, TO DECLARE ANY INDEBTEDNESS OR OBLIGATIONS SECURED HEREBY, IRRESPECTIVE OF THE MATURITY DATE SPECIFIED IN ANY NOTE EVIDENCING THE SAME, IMMEDIATELY DUE AND PAYABLE.