DOUGLAS COUNTY, NV

2019-931282

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ETRCO

KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company, LLC
Escrow No.: 105328-ARJ

APN#: 1320-35-001-029

When Recorded Mail To:

Colven, Tran & Meredith, P.C. 1401 Burnham Drive Plano, TX 75093

Mail Tax Statements to: (deeds only)	

(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

Daeha Hill

Escrow Assistant

Substitution of Trustee and Deed of Reconveyance

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

Assessor Parcel Number: 1320-35-001-029

Recording requested by and after recording return to:
Colven, Tran & Meredith, P.C.
1401 Burnham Drive
Plano, Texas 75093

Property Address: 1516 East Valley Road Gardnerville, Nevada 89410

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHOULD BE FILED WITH THE RECORDER OF DEEDS OR REGISTRAR OF TITLES IN WHOSE OFFICE THE DEED OF TRUST WAS FILED.

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

CAPITALSOURCE, A DIVISION OF PACIFIC WESTERN BANK ("Mortgagee"), the owner and holder of the Note secured by the Deed of Trust dated May 16, 2018 ("Deed of Trust"), made by DAVID A. NEWELL, a married man as his sole and separate property, as * Mortgagor, to WESTERN TITLE COMPANY, as Trustee, for the benefit of Mortgagee, as Beneficiary, which Deed of Trust was recorded on May 16, 2018 in the Office of the County Recorder of Douglas County, Nevada as Instrument No. 2018-914341, hereby substitutes PACIFIC WESTERN BANK, as Trustee in lieu of the above named Trustee under the Deed of Trust, and requests the Deed of Trust be reconveyed.

*Trustor

PACIFIC WESTERN BANK, hereby accepts said appointment as Trustee under the Deed of Trust and, as successor Trustee, pursuant to the request of said Owner and Holder in accordance with the provisions of said Deed of Trust, does hereby reconvey to DAVID A. **NEWELL**, a married man as his sole and separate property, but without warranty, all the estate, title and in interest now held by it under said Deed of Trust, and in and to the premises legally

described on Exhibit "A", attached hereto and made a part hereof, and the appurtenances and privileges, if any, thereunto belonging (the "Released Property"), such Released Property being located in Douglas County, Nevada. IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its duly authorized officer this /9 day of June, 2019. PACIFIC WESTERN BANK By: Printed Name: Title: STATE OF CHORDE **COUNTY OF** , a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brad bunce of Pacific Western Bank, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as such and as his free and voluntary act and as the act and deed of said bank, for the uses and purposes therein set forth. GIVEN under my hand and Official Seal this 19^{64} day of June, 2019. My Commission Expires: VERNA FREDERIKSEN NOTARY PUBLIC STATE OF COLORADO

J:\TJC\13190\769\coil sub\NV-Release.DOC

NOTARY ID # 20164016908 MY COMMISSION EXPIRES 05-04-2020

EXHIBIT "A"

Legal Description

All that certain real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

3A-2B

Parcel No. 3A/3B, as set forth on the Parcel Map for Dennis C. and Patti L. Dirksen, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 16, 1992, in Book 1292, Page 2626, as Document No. 29524.

EXCEPTING THEREFROM all mineral, oil, gas and other hydrocarbons, as granted to the Stock Petroleum Co., Inc., in Grant Deed recorded March 13, 1980, in Book 380, Page 1315, as Document No. 42677.

<u>Property Address</u>: 1516 East Valley Road Gardnerville, Nevada 89410

Assessor Parcel Number: 1320-35-001-029