

DOUGLAS COUNTY, NV

2020-948830

Rec:\$40.00

\$40.00

Pgs=4

07/08/2020 01:36 PM

CHARLES A BROWN AND ASSOC DBA

KAREN ELLISON, RECORDER

APN# 1220-24-201-026

RELEASE PREPARED BY AND  
AFTER RECORDING RETURN TO:  
CELINK  
ATTN: LIEN RELEASE DEPT  
PO BOX 40724  
LANSING, MI 48901

Charles A. Brown & Associates, P.L.L.C. d/b/a DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described below. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described property herein assigned, transferred or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.

CELINKMI/ROL

Loan #: 1290835-ER



\* 8 6 9 0 1 6 \*

MIN: 100940000050556282

MERS Telephone No. 1-888-679-6377

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

  
Preparer: **Lauren Allward**

FULL RECONVEYANCE OF TRUST DEED  
And  
SUBSTITUTION OF TRUSTEE

Substitution of Trustee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR American Advisors Group, its successors and assigns, BENEFICIARY of record, hereby Appoints American Advisors Group as Successor Trustee under the following described Trust Deed and is hereby requested to reconvey the same:

Dated: 3/27/2017

Amount: \$607,500.00

Truster: PATRICIA EVANS-BRUNNER F/K/A PATRICIA E. BRUNNER, A WIDOW

Trustee: FIDELITY NATIONAL TITLE AGENCY NV

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR American Advisors Group, ITS SUCCESSORS AND ASSIGNS

Recorded: Instrument No. 2017-896801 on 4/5/2017

Full Reconveyance:

American Advisors Group, as Successor Trustee under the above Trust Deed, Pursuant to a written request of the BENEFICIARY thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, the trust property now held by it as Successor Trustee under said Trust Deed, which Trust Deed covers real property situated in DOUGLAS County, Nevada described as follows: See attached legal

MERS address: P.O. Box 2026, Flint, MI 48501-2026

Dated this \_\_\_\_\_ day of JUL 02 2020.  
BENEFICIARY:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR American Advisors Group, its successors and assigns

BY: *Lauren Allward*  
NAME: Lauren Allward  
TITLE: ASSISTANT SECRETARY

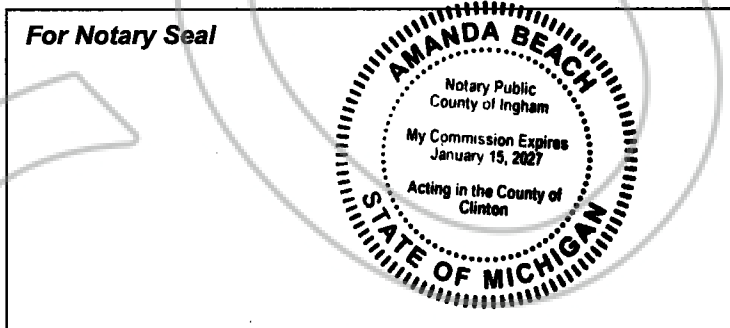
STATE OF MICHIGAN

COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared Lauren Allward the Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR American Advisors Group, its successors and assigns, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this \_\_\_\_\_ day of JUL - 2 2020.


*Amanda Beach*  
NOTARY PUBLIC



Signatures needed on next page also  
Mortgage dated 3/27/2017 in the amount of \$607,500.00  
Property Address: 1877 SORREL LANE, GARDNERVILLE, NV 89410

Successor Trustee:

American Advisors Group by Celink acting as agent and attorney-in-fact

BY:   
(Trustee)

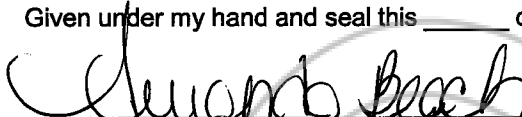
NAME: LAUREN ALLWARD  
TITLE: ASSISTANT SECRETARY


STATE OF MICHIGAN

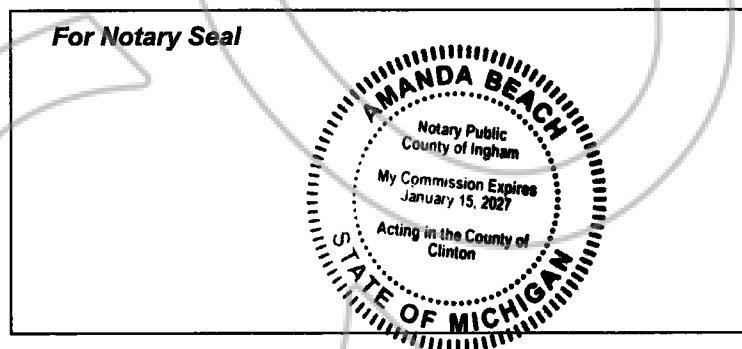
COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared Lauren Allward the Assistant Secretary of Celink acting as agent and attorney-in-fact for American Advisors Group, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this \_\_\_\_\_ day of JUL - 2 2020

  
NOTARY PUBLIC, STATE OF MICHIGAN

  
NOTARY PUBLIC



MERS address: P.O. Box 2026, Flint, MI 48501-2026

Mortgage dated 3/27/2017 in the amount of \$607,500.00  
Property Address: 1877 SORREL LANE, GARDNERVILLE, NV 89410

**LEGAL DESCRIPTION**

File No: 08-01425634

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,  
SPECIFICALLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20  
EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B-I OF PARCEL MAP NO. 2 FOR KEITH Q. SWEARINGEN AND JOAN M SWEARINGEN FILED FOR  
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH  
15, 1994, IN BOOK 391, AT PAGE 2649, AS DOCUMENT NO. 332306.

PARCEL NO.: 122024201026

BEING THE SAME PROPERTY CONVEYED TO C. PATRICIA EVANS-BRUNNER F/K/A PATRICIA E. BRUNNER,  
A WIDOW BY DEED FROM C. PATRICIA EVANS-BRUNNER F/K/A PATRICIA E. BRUNNER, SURVIVING  
JOINT TENANT RECORDED 09/10/2015 IN DEED BOOK 2015-869446, IN THE DOUGLAS COUNTY, NEVADA,  
RECORDER'S OFFICE.