



KAREN ELLISON, RECORDER

APN: 1320-26-002-051

When Recorded Return To:
KEITH DUANE MCGRUDER
PO BOX 2983
MINDEN , NV 89423

Prepared By:
BBVA USA (Collateral Release)
701 32ND STREET SOUTH MAIL CODE: AL-BI-SC-LCL
BIRMINGHAM , AL 35233

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE



Whereas, **KEITH DUANE MCGRUDER AND NICOLE AMBER TRADUP, HUSBAND AND WIFE** was the Original Trustor, **NORTHERN NEVADA TITLE COMPANY** , the Original Trustee, and, **COMPASS BANK** , the Original Beneficiary, under that certain Deed of Trust dated **12/19/2014** and recorded **12/19/2014** as **Instrument No: 2014-854717** , Official Records of **Douglas County**, State of Nevada and

WHEREAS, the undersigned present beneficiary desires to substitute a new Trustee under said Deed of Trust in place and instead of **NORTHERN NEVADA TITLE COMPANY** .

Now therefore, the undersigned hereby substitutes himself/herself/themselves as Trustee under said Deed of Trust and does hereby reconvey, without warranty, to the person or persons legally entitled hereto, the Estate now held by him thereunder.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular numbers includes the plural.

The undersigned hereby accepts said appointment as trustee under the above deed of trust, and as successor trustee, and pursuant to the request of said owner and holder and in accordance with the provisions of said deed of trust, does hereby

RECONVEY WITHOUT WARRANT, TO THE PERSONS LEGALLY ENTITLED THERETO, all the estate now held by it under said deed of trust.

Dated: **06/17/2020**

BENEFICIARY / NEW TRUSTEE
COMPASS BANK

Yolanda Edwards
By: Yolanda Edwards
Its: Manager, AVP

STATE OF ALABAMA, JEFFERSON COUNTY (BIRMINGHAM DIVISION)

On **June 17, 2020** before me, the undersigned, a notary public in and for said state, personally appeared **Yolanda Edwards, Manager, AVP** of **COMPASS BANK** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Sharon Delois Givan
Notary Public **Sharon Delois Givan**

Commission Expires: **07/27/2022**

