DOUGLAS COUNTY, NV

2020-954947

Rec:\$40.00

\$40.00

10/22/2020 08:45 AM

FIRST AMERICAN MORTGAGE SOLUTIONS

KAREN ELLISON, RECORDER

Pgs=2

NEVADA

RECORD 2ND

COUNTY OF DOUGLAS LOAN NO.: 3360364321 PARCEL No. 122016101012

WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS 1795 INTERNATIONAL WAY IDAHO FALLS, ID 83402 PH. 208-528-9895 MAIL TAX STATEMENTS TO: RUSSELL SIMMS GARDNERVILLE NV 894608643

FULL RECONVEYANCE

The Undersigned does hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (per NRS 239B.030)

WHEREAS. FIRST AMERICAN TITLE INSURANCE COMPANY, is the Trustee, Successor Trustee, or Substitute Trustee, under that certain Deed of Trust dated AUGUST 11, 2016, executed by RUSSELL C. SIMMS AND LISA M. SIMMS, HUSBAND AND WIFE, Trustor, to OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on AUGUST 23, 2016 as Instrument No. 2016-886501 of the Official Records in the County Recorder's office of DOUGLAS County, State of NEVADA and more particularly described on said Deed of Trust referred to herein.

And having received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, the Beneficiary, a written request to reconvey, reciting that all sums secured by said Deed of Trust have been fully paid, and said Deed of Trust has been surrendered to said Trustee for cancellation, and the Undersigned does hereby RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate now held by it thereunder.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this OCTOBER 19, 2020.

FIRST AMERICAN TITLE INSURANCE COMPANY

VICE SEANAE ERIN MORIART PRESIDENT

POD: 20201013 QL8040120IM - LR - NV

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DOCUMENT 2 OF 2

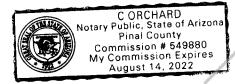
MIN: 100039033603643218 **MERS PHONE: 1-888-679-6377** STATE OF ARIZONA

COUNTY OF MARICOPA

) ss.

On OCTOBER 19, 2020, before me, C ORCHARD, Notary Public, personally appeared SEANAE ERIN MORIARTY, VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.

C ORCHARD (COMMISSION EXP. 08/14/2022)
NOTARY PUBLIC



QL8040120IM - LR - NV LOAN NO. 3360364321