

DOUGLAS COUNTY, NV

2021-965852

Rec:\$40.00

Total:\$40.00

04/20/2021 02:56 PM

COLONIAL SAVINGS

Pgs=4



00133109202109658520040042

KAREN ELLISON, RECORDER

APN# 132003001030

SUBSTITUTION OF TRUSTEE AND
DEED OF RECONVEYANCE

RECORDING REQUESTED BY:
COLONIAL SAVINGS F.A.

RETURN TO:

COLONIAL SAVINGS, F.A.
RELEASE DEPT
PO BOX 2988
FT. WORTH, TX 76113

MIN # 100053601317321288

MERS PHONE: 1-888-679-6377

Address P.O. Box 2026 Flint, MI 48501-2026
45036345 BAM

NV

4/12/2021

Parcel ID#: 132003001030

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., WHOSE ADDRESS IS 1901 E Voorhees Street, Suite C, Danville, IL 61834 or P.O. Box 2026, Flint MI 48501-2026 AS NOMINEE FOR THE BENEFICIAL OWNER, **PRIMELENDING, A PLAINSCAPITAL COMPANY, its successors and assigns**, HOLDER OF THE Deed OF Trust DATED **OCTOBER 11, 2019**, MADE BY **TODD KLUEVER, A SINGLE MAN**, Trustor to **FIRST AMERICAN TITLE INSURANCE COMPANY**, Trustee for **PRIMELENDING, A PLAINSCAPITAL COMPANY**, Beneficiary.

Which Deed of Trust was recorded on **MARCH 29, 2017**, in **DOC# 2017-896542**, Official records of **DOUGLAS**, County, Nevada.

Legal Description: **SEE EXHIBIT A**

Hereby Substitutes Colonial Savings, F.A., as Trustee in lieu of the Trustee herein..

Colonial Savings, F.A., 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 revisions of said Deed of Trust, does hereby RECONVEY WITHOUT WARRANTY, TO THE PERSONS LEGALLY ENTITLED THERETO, all the estate now held by it under said Deed of Trust.

MIN # 100053601317321288

MERS PHONE: 1-888-679-6377

Address P.O. Box 2026 Flint, MI 48501-2026
45036345 BAM

NV

4/12/2021

IN WITNESS WHEREOF, the owner and Holder above named, Mortgage Electronic Registration Systems, Inc., has caused this instrument to be executed, in its respective interest.
Executed on 4-14-2021.

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC., AS
NOMINEE FOR PRIMELENDING, A
PLAINSCAPITAL COMPANY its
successors and assigns**

COLONIAL SAVINGS, F.A.

Art White

John Roden

Artis White – Asst. Secretary

John Roden – Vice President

State of Texas }
County of Tarrant }

Before me on 4-14-2021, personally appeared the above named Art White, known to me to be the Asst. Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY its successors and assigns and acknowledged to me that he executed the said instrument for the purpose and consideration therein expressed and as the act of said entity.

Marilyn Jennings

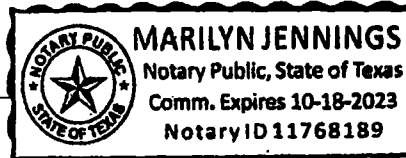
Notary Public
State of Texas }
County of Tarrant }



Before me on this date 4-14-2021, personally appeared the above named John Roden, known to me to be the Vice-President of Colonial Savings F. A., and acknowledged to me that he executed the said instrument for the purpose and consideration therein expressed and as the act of said entity.

Marilyn Jennings

Notary Public



MIN # 100053601317321288

MERS PHONE: 1-888-679-6377

Address P.O. Box 2026 Flint, MI 48501-2026
45036345 BAM

NV

4/12/2021

EXHIBIT 'A'

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF DOUGLAS, STATE OF NEVADA, FURTHER DESCRIBED AS BEING A PORTION OF PARCEL 1 AS SHOWN ON THE PARCEL MAP FOR DOROTHY S. DUDLEY FILED FOR RECORD SEPTEMBER 7, 1984 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 106410, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND MONUMENT IN WELL LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 3;

THENCE SOUTH 00°05'28" WEST, 40.00 FEET TO A POINT ON THE SOUTH LINE OF JOHNSON LANE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL 4 PER SAID DOCUMENT NO. 106410;

THENCE ALONG SAID SOUTH LINE OF JOHNSON LANE, SOUTH 89°58'00" WEST, 40.00 FEET TO THE NORTHEAST CORNER OF PARCEL 1 AS SHOWN ON SAID PARCEL MAP FOR DOROTHY S. DUDLEY, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF PARCEL 1, SOUTH 00°05'28" WEST, 350.07 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 89°58'00" WEST, 295.87 FEET TO A POINT ON THE EAST LINE OF PARCEL 2 AS SHOWN ON SAID PARCEL MAP FOR DOROTHY S. DUDLEY;

THENCE ALONG SAID EAST LINE OF PARCEL 2, NORTH 00°05'28" EAST, 350.07 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2, SAID POINT ALSO BEING THE SOUTH LINE OF SAID JOHNSON LANE;

THENCE LEAVING SAID EAST LINE OF PARCEL 2 ALONG SAID SOUTH LINE OF JOHNSON LANE, NORTH 89°58'00" EAST, 295.87 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°58'00" EAST, BEING THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 3 AS SHOWN ON THE PARCEL MAP FOR DOROTHY S. DUDLEY FILED FOR RECORD SEPTEMBER 7, 1984 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 106410.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT GRANT, BARGAIN AND SALE DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 18, 2016, AS DOCUMENT NO. 2016-890921 OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 29, 2017, AS DOCUMENT NO. 2017-896541.