

DOUGLAS COUNTY, NV

2021-968880

Rec:\$40.00

\$40.00 Pgs=4

06/10/2021 08:20 AM

CHARLES A BROWN AND ASSOC DBA

KAREN ELLISON, RECORDER

APN# 1320-30-410-008

RELEASE PREPARED BY
CELINK/LAUREN ALLWARD
3900 Capital City Blvd
Lansing, MI 48906
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 #: 1391814-ER



MIN: 100940000096448007

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: 11/19/2018

Amount: \$660,000.00

Trustor: SUSAN M. RICHARDS, An Unmarried Woman

Trustee: Fidelity National Title Agency of Nevada, Inc. a Nevada Corp

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS

BENEFICIARY, AS NOMINEE FOR American Advisors Group, ITS SUCCESSORS AND ASSIGNS

Recorded: Instrument No. 2018-922980 on 11/29/2018

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 JUN 04 2021
BENEFICIARY:

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

BY: Amanda Beach
NAME: Amanda Beach
TITLE: ASSISTANT SECRETARY

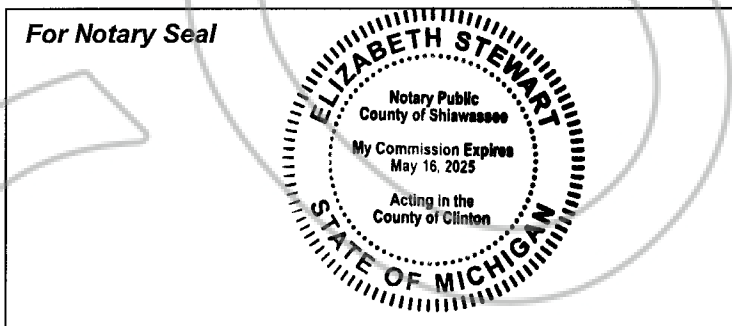
STATE OF MICHIGAN

COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared Amanda Beach 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 4 day of June, 2021.

Elizabeth Stewart
NOTARY PUBLIC



Signatures needed on next page also
Mortgage dated 11/19/2018 in the amount of \$660,000.00
Property Address: 880 Mahogany DR, Minden, NV 89423

Successor Trustee:

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

BY:


(Trustee)

NAME: AMANDA BEACH

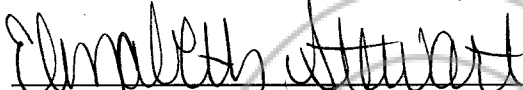
TITLE: Assistant Secretary

STATE OF MICHIGAN

COUNTY OF CLINTON

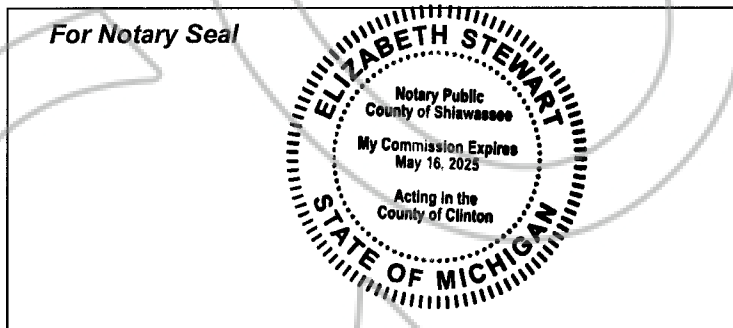
Before me, the undersigned officer, on this day, personally appeared AMANDA BEACH the Assistant Secretary of Celink acting as agent and attorney-in-fact for American Advisors Group, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed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

Given under my hand and seal this 4 day of June, 2021.


NOTARY PUBLIC, STATE OF MICHIGAN

Elizabeth Stewart

NOTARY PUBLIC



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

Mortgage dated 11/19/2018 in the amount of \$660,000.00
Property Address: 880 Mahogany DR, Minden, NV 89423

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

LOT 7, BLOCK A OF THE FINAL MAP #1010-4B OF WESTWOOD VILLAGE UNIT 4B,
ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF
DOUGLAS COUNTY, STATE OF NEVADA ON DECEMBER 13, 1995 IN BOOK 1295, PAGE 1906,
AS DOCUMENT NO. 376827.

Parcel ID: 1320-30-410-008

Commonly known as 880 MAHOGANY Drive, Minden, NV 89423
However, by showing this address no additional coverage is provided

