

DOUGLAS COUNTY, NV

2021-971987

Rec:\$40.00

\$40.00

Pgs=3

08/04/2021 09:15 AM

M&T BANK - REKON

KAREN ELLISON, RECORDER

Assessor's/Tax ID No.: 1220-16-210-153

Recording Requested By:
M&T Bank

When Recorded Return To:
Lien Release Dept
M&T Bank
4th Floor - Lien Release Dept.
PO BOX 5178
Buffalo, NY 14240

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

M&T Bank#: 0104244306 "COTTON" R15/768 0209140711 1145382276 000004150 Douglas,
Nevada

MIN #:100728700000799407 SIS #: 1-888-679-6377

THE UNDERSIGNED DOES HEREBY AFFIRM THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN PERSONAL INFORMATION ABOUT ANY PERSON.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ITS SUCCESSORS AND ASSIGNS is the present nominee for the Beneficiary of that certain Deed of Trust Dated: 07-30-2012, made by BRUCE COTTON AND BETTY COTTON, HUSBAND AND WIFE as Trustor, with WESTERN TITLE COMPANY as Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PINNACLE CAPITAL MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS as Original Beneficiary, which said Deed of Trust was recorded 08-03-2012 in the Office of the County Recorder of Douglas State of Nevada, as Instrument No.: 806999, Book/Reel/Liber: 812, Page/Folio: 878 wherein said present nominee for the Beneficiary hereby substitutes M&T Bank successor by merger to M&T Mortgage Corporation as Trustee in lieu of the above-named Trustee under said Deed of Trust.


Property Address: 913 RAWHIDE COURT, GARDNERVILLE, NV 89460

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ITS SUCCESSORS AND ASSIGNS MERS, PO BOX 2026, FLINT, MI 48501 as present nominee for the Beneficiary and M&T Bank successor by merger to M&T Mortgage Corporation PO BOX 5178, Buffalo, NY 14240 9886 as Substituted Trustee, have caused this instrument to be executed, each in its respective interest;

*8/4/2021 10:06:53 AM*50891484*50891488*912*NVDUGL_TRUST_SUB

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ITS SUCCESSORS AND ASSIGNS

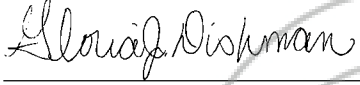
On August 4th, 2021


By: _____
Jessica L. Nichols, Assistant Secretary

STATE OF New York
COUNTY OF Erie

On the 4th day of August in the year 2021 before me, the undersigned, personally appeared Jessica L. Nichols, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ITS SUCCESSORS AND ASSIGNS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,




Gloria J. Dishman
Notary Public State of New York
Notary Expires: 4/24/2022 #01DI6040720
Qualified in Erie County

GLORIA J. DISHMAN
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 04/24/22

M&T Bank successor by merger to M&T Mortgage Corporation hereby accepts said appointment as Trustee under said Deed of Trust and as Successor Trustee pursuant to the request of said present nominee for the Beneficiary and in accordance with the provisions of said Deed of Trust does hereby reconvey without warranty to the person or persons legally entitled thereto all estate now held by it under said Deed of Trust.

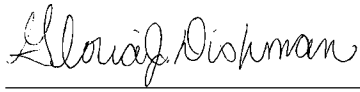
By: M&T Bank successor by merger to M&T Mortgage Corporation as Trustee
On August 4th, 2021


By: _____
Jessica L. Nichols, Vice President

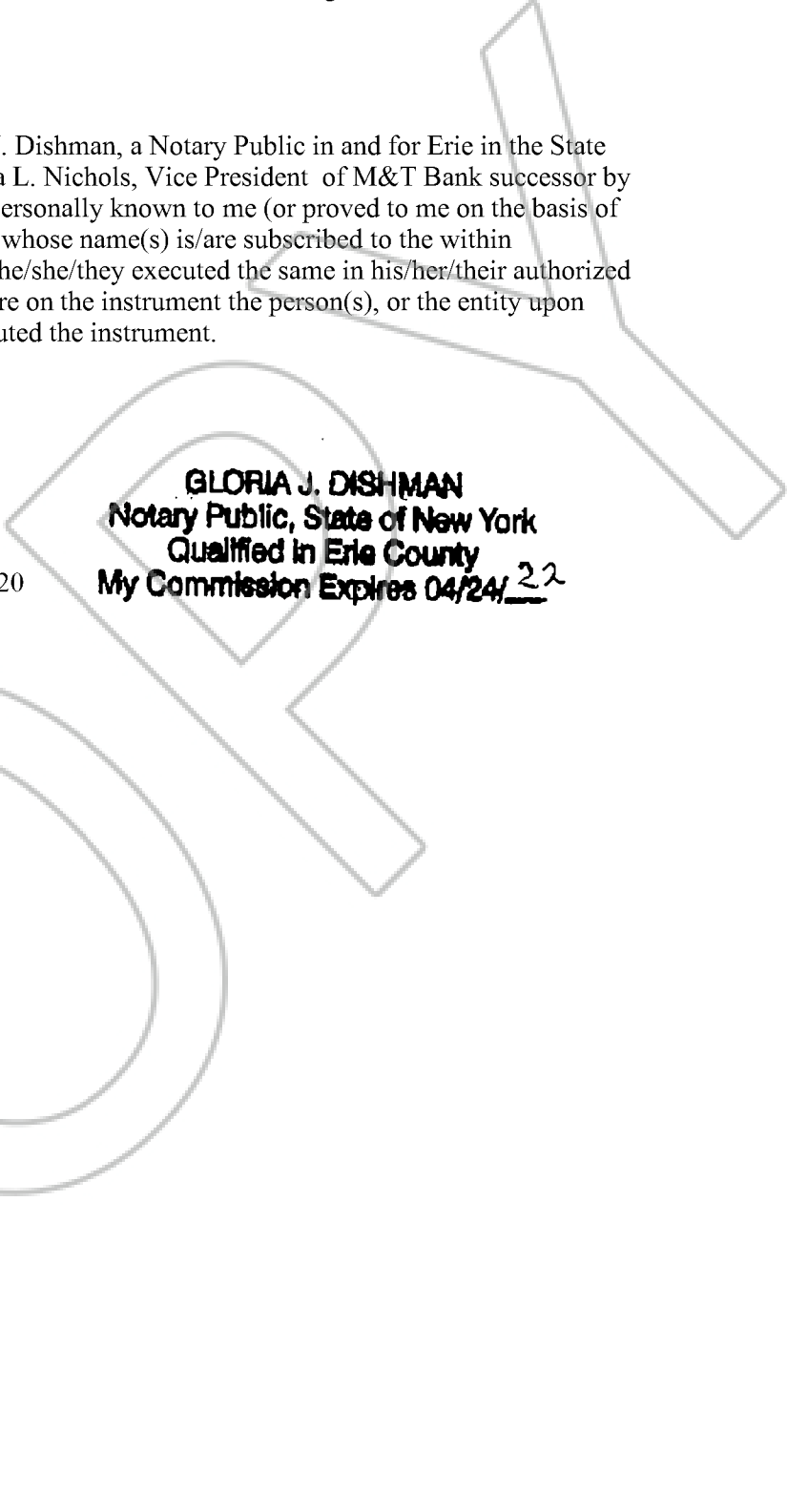
STATE OF New York
COUNTY OF Erie

On August 4th, 2021, before me, Gloria J. Dishman, a Notary Public in and for Erie in the State of New York, personally appeared Jessica L. Nichols, Vice President of M&T Bank successor by merger to M&T Mortgage Corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,



Gloria J. Dishman
Notary Public State of New York
Notary Expires: 4/24/2022 #01DI6040720
Qualified in Erie County



GLORIA J. DISHMAN
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 04/24/22