

DOUGLAS COUNTY, NV

2021-972170

Rec:\$40.00

\$40.00 Pgs=2

08/06/2021 01:18 PM

SECURITY CONNECTIONS INC

KAREN ELLISON, RECORDER

**NEVADA**

COUNTY OF DOUGLAS

LOAN NO.: 0117622886

PARCEL NO. 1420-08-414-009



WHEN RECORDED MAIL TO: **FIRST AMERICAN MORTGAGE SOLUTIONS**

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

MAIL TAX STATEMENTS TO: **BENJAMIN SWANSON**

3446 LONG DRIVE MINDEN NV 89423-0000

**SUBSTITUTION OF TRUSTEE AND DEED OF 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, the Undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS BENEFICIARY, AS NOMINEE FOR **BBMC MORTGAGE A DIVISION OF BRIDGEVIEW BANK GROUP, ITS SUCCESSORS AND ASSIGNS**, located at **P.O. BOX 2026, FLINT, MICHIGAN 48501-2026**, is the current beneficiary of that certain Deed of Trust dated **MARCH 06, 2017**, executed by **BENJAMIN SWANSON AND SHARON URBAN, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, Trustor, to **TIMIOS AGENCY OF NEVADA, INC.**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS BENEFICIARY, AS NOMINEE FOR **BBMC MORTGAGE A DIVISION OF BRIDGEVIEW BANK GROUP, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **APRIL 21, 2017** as Instrument No. **2017-897653** 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.

WHEREAS, the Undersigned desires, to substitute a Trustee under said Deed of Trust, in the place and stead of the Current Trustee. NOW THEREFORE, the Undersigned does hereby appoint **FIRST AMERICAN TITLE INSURANCE COMPANY**, whose address is **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on **AUGUST 03, 2021**.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY**

  
**TAWNYA RAINEY, VICE PRESIDENT**

**FIRST AMERICAN TITLE INSURANCE COMPANY**, hereby accepts the appointment as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust described above. WHEREAS, having received from the above named current beneficiary a written request to reconvey, stating that the indebtedness has been paid in full and/or the purpose of the Deed of Trust has been fully satisfied. NOW THEREFORE, the Undersigned, as Successor Trustee, pursuant to the written request, does hereby grant and reconvey, without warranty, expressed or implied, to the **PERSONS LEGALLY ENTITLED THERETO** all the estate and interest held by it, as Trustee under said Deed of Trust.

POD: 20210721

FM80201131M - LR - NV



Page 1 of 2



MIN: 10136610000302747

MERS PHONE: 1-888-679-6377

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this **AUGUST 03, 2021**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
**EMILY POTTLE, VICE PRESIDENT**

STATE OF **IDAHO** COUNTY OF **BONNEVILLE** ) ss.

On **AUGUST 03, 2021**, before me, **CHRISTY BROWN**, personally appeared **TAWNIA RAINEY** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

  
**CHRISTY BROWN (COMMISSION EXP. 02/13/2027)**  
NOTARY PUBLIC

**CHRISTY BROWN**  
Notary Public - State of Idaho  
Commission Number 65063  
My Commission Expires Feb 13, 2027

STATE OF **IDAHO** COUNTY OF **BONNEVILLE** ) ss.

On **AUGUST 03, 2021**, before me, **LISA M. CARTER**, personally appeared **EMILY POTTLE** known to me to be the **VICE PRESIDENT** of **FIRST AMERICAN TITLE INSURANCE COMPANY** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

  
**LISA M. CARTER (COMMISSION EXP. 09/28/2024)**  
NOTARY PUBLIC

**LISA M CARTER**  
Notary Public - State of Idaho  
Commission Number 20181905  
My Commission Expires Sep 28, 2024