

DOUGLAS COUNTY, NV

2021-972307

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\$40.00

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08/11/2021 08:20 AM

ORTELOS- OLD REPUBLIC NAT. TITLE CO.

KAREN ELLISON, RECORDER

APN: 1220-09-710-029

After recording return to:

Old Republic Title

P.O. Box 877

West Jordan, UT 84088-9998

Loan No: 804581

Request No: 039936

MERS MIN: 1002169-0000002581-6; MERS Phone: 888-679-6377

Substitution of Trustee and Deed of Full Reconveyance

Old Republic National Title Insurance Company, authorized to conduct business in the State of Nevada, is hereby appointed successor Trustee under that certain Trust Deed recorded in Douglas County, State of Nevada, described below. This document submitted for recording does not include any personal information (NRS 239B.030).

Trustor: Benjamin Andrew Baxter and Mitzi Jean Baxter husband and wife as joint tenants

Original Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for Greater Nevada, LLC dba Greater Nevada Mortgage, its successors and assigns

Original Trustee: Western Title Company

Loan Amount: \$327,920.00

Deed of Trust executed on: 11/17/2017

Recorded on: 11/17/2017

Recorded as: 2017-907059

Recorded in the records of Douglas County, State of Nevada.

In Witness Whereof, Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for Greater Nevada, LLC dba Greater Nevada Mortgage, its successors and assigns as beneficiary has caused its Company name to be affixed hereto dated 08/11/2021.

Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for Greater Nevada, LLC dba Greater Nevada Mortgage, its successors and assigns

By: 

Jessica Bartlett, Assistant Secretary

State of Utah
County of Salt Lake

This instrument was acknowledged before me on 08/11/2021 by Jessica Bartlett, as Assistant Secretary of Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for Greater Nevada, LLC dba Greater Nevada Mortgage, its successors and assigns.

Suzanne Partridge

Notary Public: Suzanne Partridge
Commission Number: 716624
Commission Expires: 02/04/2025



Old Republic National Title Insurance Company, successor Trustee under the Deed of Trust described herein, having received from the Beneficiary under said Deed of Trust a request to reconvey, reciting that the obligation secured by said Deed of Trust has been fully paid and performed, and pursuant to the request of said owner and holder and in accordance with the provisions of said Deed of Trust, does hereby Reconvey, without covenant or warrant, express or implied, to the persons legally entitled thereto, all the estate now held by it under said Deed of Trust. This document submitted for recording does not include any personal information (NRS 239B.030).

In witness whereof, Old Republic National Title Insurance Company, as Trustee has caused this instrument to be executed, each in its respective interest.

Old Republic National Title Insurance Company

By: *Jessica Bartlett*

Jessica Bartlett, Assistant Vice President

State of Utah
County of Salt Lake

This instrument was acknowledged before me on 08/11/2021 by Jessica Bartlett as Assistant Vice President of Old Republic National Title Insurance Company.

Suzanne Partridge

Notary Public: Suzanne Partridge
Commission Number: 716624
Commission Expires: 02/04/2025

