

DOUGLAS COUNTY, NV

2021-973562

Rec:\$40.00

\$40.00

Pgs=2

09/03/2021 11:15 AM

SECURITY CONNECTIONS INC

KAREN ELLISON, RECORDER

NEVADA

COUNTY OF DOUGLAS

LOAN NO.: 0113699623

PARCEL No. 1220-15-410-064



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

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

MAIL TAX STATEMENTS TO: **MARION DOWELL**

1435 ANNKIM CIR GARDNERVILLE NV 89460

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 THE FEDERAL SAVINGS BANK, 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 **JUNE 29, 2020**, executed by **MARION P. DOWELL JR AND CANDICE DOWELL, HUSBAND AND WIFE AS JOINT TENANTS**, Trustor, to **KHECHOK LANGCHUNG**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **BENEFICIARY**, AS **NOMINEE FOR THE FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **JULY 21, 2020** as Instrument No. **2020-949478** 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 31, 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: 20210824

FM8020113IM - LR - NV



Page 1 of 2



MIN: 10101290005228716

MERS PHONE: 1-888-679-6377

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this **AUGUST 31, 2021**.

FIRST AMERICAN TITLE INSURANCE COMPANY


EMILY POTTLE, VICE PRESIDENT

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

On **AUGUST 31, 2021**, before me, **LISA M. CARTER**, 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.


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

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

On **AUGUST 31, 2021**, before me, **MELANIE HANSON**, 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.


MELANIE HANSON (COMMISSION EXP. 09/15/2026)
NOTARY PUBLIC

MELANIE HANSON
Notary Public - State of Idaho
Commission Number 64257
My Commission Expires Sep 15, 2026