

DOUGLAS COUNTY, NV **2022-981179**
Rec:\$40.00
\$40.00 Pgs=4 02/15/2022 08:16 AM
CHARLES A BROWN AND ASSOC DBA
KAREN ELLISON, RECORDER

APN# 1220-16-510-060

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

DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described herein. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described assigned, transferred, released, 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.
CelineMI/ROL

Loan #: 3150222-ER

* 1 0 6 1 8 3 8 *

MIN: 100940000097383278

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: 3/23/2020

Amount: \$507,000.00

Trustor: MANUEL LUGONE, JR. AND VIRGINIA B. LUGONE, HUSBAND AND WIFE AS

JOINT TENANTS

Trustee: FIDELITY NATIONAL TITLE AGENCY

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR American Advisors Group, ITS SUCCESSORS AND ASSIGNS

Recorded: Instrument No. 2020-944444 on 4/8/2020

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 _____ **FEB 10 2022**
BENEFICIARY:

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

BY: *Lauren Allward*
NAME: Lauren Allward
TITLE: ASSISTANT SECRETARY

STATE OF MICHIGAN
COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared Lauren Allward 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 **FEB 10 2022** day of _____.

Amanda Beach
NOTARY PUBLIC

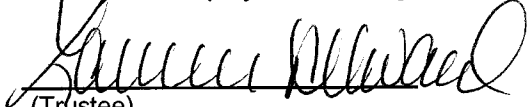
For Notary Seal

AMANDA BEACH
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF INGHAM
My Commission Expires January 15, 2027
Acting in the County of Clinton

Signatures needed on next page also
Mortgage dated 3/23/2020 in the amount of \$507,000.00
Property Address: 1396 Topaz LN, Gardnerville, NV 89460

Successor Trustee:

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

BY: 
(Trustee)

NAME: LAUREN ALLWARD
TITLE: Assistant Secretary

STATE OF MICHIGAN

COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared LAUREN ALLWARD 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 _____ day of FEB 10 2022.


NOTARY PUBLIC, STATE OF MICHIGAN

NOTARY PUBLIC

For Notary Seal

AMANDA BEACH
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF INGHAM
My Commission Expires January 15, 2027
Acting in the County of Clinton

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

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Property Address: 1396 Topaz LN, Gardnerville, NV 89460

Exhibit "A"

LEGAL DESCRIPTION

File No: 08-01895295

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 283, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 1, 1965, AS DOCUMENT NO. 28309 AND ON JUNE 4, 1965, AS DOCUMENT NO. 28377.

PARCEL: 1220-16-510-060

BEING THE SAME PROPERTY CONVEYED TO MANUEL LUGONE, JR. AND VIRGINIA B. LUGONE, HUSBAND AND WIFE AS JOINT TENANTS BY DEED FROM RALPH T. PLIMPTON AND EDNA M. PLIMPTON, HIS WIFE AS JOINT TENANTS RECORDED 10/12/1984 IN DEED BOOK 1084 PAGE 1602, IN THE DOUGLAS COUNTY, NEVADA, RECORDER'S OFFICE.