

DOUGLAS COUNTY, NV

2022-984088

Rec:\$40.00

\$40.00 Pgs=4

04/25/2022 08:17 AM

CHARLES A BROWN AND ASSOC DBA

KAREN ELLISON, RECORDER

APN# 1221-19-002-006

RELEASE PREPARED BY AND
AFTER RECORDING RETURN TO:

DocSolutionUSA

DocSolutionUSA, LLC dba DocSolution, Inc.
2316 Southmore
Pasadena, TX 77502
713-941-4928

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.

RMS/ROL

9923907899-ER



MIN: 100799200000780147

MERS Telephone No. 1-888-679-6377

I hereby affirm that this document submitted for
Recording does not contain a social security number.

Prepared by

Rebecca Perez

FULL RECONVEYANCE OF TRUST DEED
And
SUBSTITUTION OF TRUSTEE

Substitution of Trustee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MANN MORTGAGE LLC, its successors and assigns, BENEFICIARY of record, hereby Appoints PHH Mortgage Corporation as Successor Trustee under the following described Trust Deed and is hereby requested to reconvey the same:

Dated: 8/7/2015

Amount: \$938,250.00

Trustor: KENNETH J BOGGS AND MARCI BOGGS IS JOINING IN THE EXECUTION

OF THIS SECURITY INSTRUMENT SOLELY FOR THE PURPOSE OF CONSENTING TO THE ENCUMBRANCE OF, AND WAIVING ANY HOMESTEAD AND/OR COMMUNITY PROPERTY RIGHTS IN, THE DESCRIBED PROPERTY AND IS NOT ASSUMING ANY PERSONAL LIABILITY FOR PAYMENT OF THE DEBT SECURED HEREBY.

Trustee: WESTERN TITLE COMPANY DOUGLAS OFFICE

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MANN MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS

Recorded: Instrument No. 2015-867895 on 8/13/2015

Full Reconveyance:

PHH Mortgage Corporation, 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 21 day of April, 2022.
BENEFICIARY:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MANN MORTGAGE LLC, its successors and assigns

BY: Carol Criswell
NAME: CAROL CRISWELL
TITLE: ASSISTANT SECRETARY

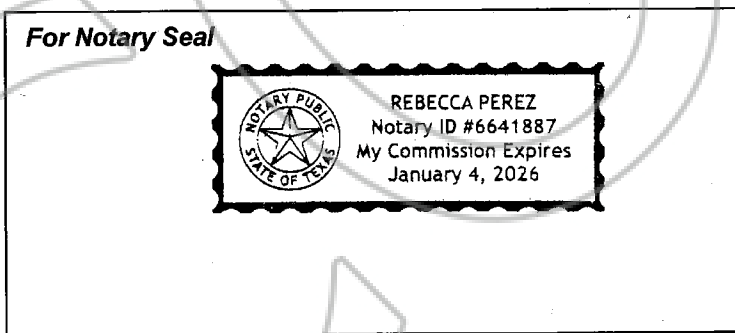
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared CAROL CRISWELL, ASSISTANT SECRETARY, known to me (or proved to me on the oath of _____), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MANN MORTGAGE LLC, its successors and assigns, a corporation, and that he/she had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 21 day of April, A.D. 2022

Rebecca Perez
NOTARY PUBLIC



Signatures needed on next page also
Mortgage dated 8/12/2015 in the amount of \$938,250.00
Property Address: 670 ROCKING HORSE RD, GARDNERVILLE, NV 89410

Successor Trustee:

PHH Mortgage Corporation

BY: Carol Criswell
(Trustee)

NAME: CAROL CRISWELL
TITLE: ASSISTANT SECRETARY

STATE OF TEXAS

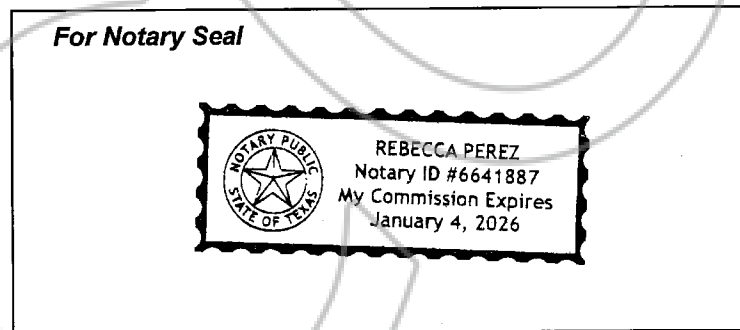
COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared CAROL CRISWELL, ASSISTANT SECRETARY, known to me (or proved to me on the oath of _____), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said PHH Mortgage Corporation, a corporation, and that he/she had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 21 day of April, A.D. 2022

Rebecca Perez
NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC



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

Mortgage dated 8/12/2015 in the amount of \$938,250.00
Property Address: 670 ROCKING HORSE RD, GARDNERVILLE, NV 89410

EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A Parcel of land situate in and being a portion of the Southwest 1/4 in Section 19, Township 12 North, Range 21 East, M.D.B. & M., described as follows:

Parcel B as set forth on that certain Parcel Map #2033 for PATRICK K. ELLIOTT, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on December 23, 1966 as Document No. 403414.

**Assessor's Parcel Number(s):
1221-19-002-006**