

DOUGLAS COUNTY, NV

2022-984444

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05/02/2022 02:31 PM

ORION FINANCIAL GROUP, INC.

KAREN ELLISON, RECORDER

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

PREPARED BY & RETURN TO:

Charles R. Hall  
Orion Financial Group, Inc.  
2860 Exchange Blvd. # 100  
Southlake TX 76092

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

WHEREAS, **KAREN L WELDER AND WILLIAM WELDER, WIFE AND HUSBAND AS JOINT TENANTS**, was the original Trustor, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR BM REAL ESTATE SERVICES, INC ITS SUCCESSORS AND ASSIGNS, was the original Beneficiary, under that certain Deed of Trust dated 11/6/2020 and recorded December 8, 2020, in Document # 2020-957744, of the Official Records of Douglas County, Nevada, WHEREAS, the undersigned **SERVIS ONE INC D/B/A BSI FINANCIAL SERVICES** is the present Beneficiary under said Deed of Trust, and WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust.

NOW, THEREFORE, the undersigned hereby substitutes **SERVIS ONE INC D/B/A BSI FINANCIAL SERVICES**, as Trustee under said Deed of Trust, and as substitute Trustee, DOES HEREBY RECONVEY to the person or persons legally entitled thereto, without warranty, all the estate, title, and interest acquired by Trustee under said Deed of Trust.

The land referred to in said Deed of Trust is situated in the State of Nevada, County of Douglas. Document dated May 2, 2022

**SERVIS ONE INC D/B/A BSI FINANCIAL SERVICES**

By: H. Scott  
Heather Scott, Vice President



WELDER \*22041985\*

State of TX )  
County of Tarrant )

On 05/02/2022, before me, C. Lafferty, Notary Public, personally appeared, Heather Scott, Vice President personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

C. Lafferty  
Notary public, C. Lafferty  
My commission expires: November 30, 2022

