

DOUGLAS COUNTY, NV

2022-985699

Rec:\$40.00

\$40.00

Pgs=2

05/31/2022 08:12 AM

FIRST AMERICAN MORTGAGE SOLUTIONS

KAREN ELLISON, RECORDER

**NEVADA**  
COUNTY OF **DOUGLAS**

PARCEL NO. 1220-17-411-009



WHEN RECORDED MAIL TO: **FIRST AMERICAN MORTGAGE SOLUTIONS**  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402  
PH. 208-528-9895  
MAIL TAX STATEMENTS TO: **NEIL E ALMEIDA**

**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, **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-40T1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-40T1**, located at 100 NORTH TRYON STREET, CHARLOTTE, NC 28255, is the current beneficiary of that certain Deed of Trust dated **OCTOBER 26, 2006**, executed by **NEIL E ALMEIDA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AND EDWARD J ALMEIDA, AND SUSAN ALICE ALMEIDA, HUSBAND AND WIFE, ALL AS JOINT TENANTS**, Trustor, to **RECONTRUST COMPANY, N.A.** Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS BENEFICIARY, AS NOMINEE FOR **COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **NOVEMBER 15, 2006** in Book **1106** at Page **5429** as Instrument No. **0688766** 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 5/25/2022.

**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., AS ATTORNEY-IN-FACT FOR THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-40T1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-40T1**

  
Name: Louvenia Chandler, 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

POD: 20220517

BA8050117IM - LR - NV



MIN: 100015700074200664

MERS PHONE: 1-888-679-6377

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.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this 5/27/2022.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

[Signature]  
**JOSHUA E. CONRAD, VICE PRESIDENT**

STATE OF NORTH CAROLINA COUNTY OF GUILFORD ) ss.

On 5-25-2022, before me, Tracy P. Lowe, personally appeared Louvenia Chandler known to me to be the VICE PRESIDENT of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., AS ATTORNEY-IN-FACT FOR THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-40T1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-40T1 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.

[Signature]  
Tracy P. Lowe  
May 7, 2025  
(COMMISSION EXP. )  
NOTARY PUBLIC

**TRACY P. LOWE**  
Notary Public  
Rockingham Co., North Carolina  
My Commission Expires May 7, 2025

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On 5-27-2022, before me, DONALD E. OLSON, personally appeared JOSHUA L. CONRAD 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.

[Signature]  
DONALD E. OLSON (COMMISSION EXP. 05/05/2026)  
NOTARY PUBLIC

DONALD E OLSON  
Notary Public - State of Idaho  
Commission Number 20201421  
My Commission Expires May 5, 2026