

DOUGLAS COUNTY, NV

2022-986791

Rec:\$40.00

\$40.00

Pgs=4

06/28/2022 11:41 AM

CHARLES A BROWN AND ASSOC DBA

KAREN ELLISON, RECORDER

APN# 1321-33-001-012

RELEASE PREPARED BY AND  
AFTER RECORDING RETURN TO:

**DS 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

9929019099-ER



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

PREPARER: *Megan Harris*

FULL RECONVEYANCE OF TRUST DEED  
and  
SUBSTITUTION OF TRUSTEE

Substitution of Trustee:

Mortgage Assets Management, LLC by and through its Attorney in Fact, PHH Mortgage Corporation d/b/a PHH Mortgage Services, is hereby Appointed Successor Trustee under the following described Trust Deed and is hereby requested to reconvey the same:

Dated: 3/21/2008

Amount: \$544,185.00

Trutor: HERSCHEL ELDON PENNER AND SHARON TONETTA PENNER, AS

TRUSTEES OF THE PENNER FAMILY TRUST OF 1998

Trustee: UNITED TITLE OF NEVADA

Beneficiary: WELLS FARGO BANK, N.A.

Recorded: Instrument No. 721019 in Book 408 at Page 1874 on 4/9/2008

Full Reconveyance:

Mortgage Assets Management, LLC by and through its Attorney in Fact, PHH Mortgage Corporation d/b/a PHH Mortgage Services, 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 Description

Future Tax Statements should be sent to:

SHARON PENNER  
2476 SHENA TERRACE  
GARDNERVILLE, NV89410

Dated this 27 day of June, 2022

BENEFICIARY:

PHH Mortgage Corporation d/b/a PHH Mortgage Services, as attorney in fact for Mortgage Assets Management, LLC

BY: [Signature]  
NAME: REGINA MONTS  
TITLE: ASSISTANT SECRETARY

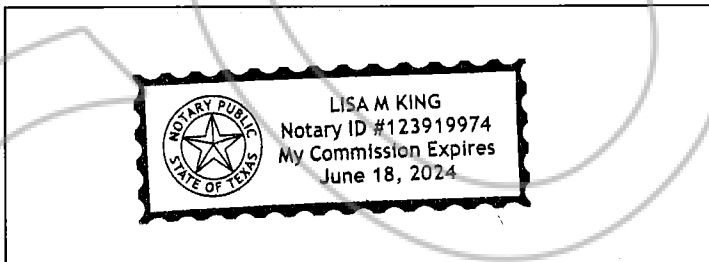
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared REGINA MONTS, 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 Assets Management, LLC, 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 27 day of June, A.D. 2022

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS  
NOTARY PRINTED NAME:



**For Notary Seal**

**Signatures needed on next page also**

Mortgage dated 3/26/2008 in the amount of \$544,185.00  
Property Address: 2476 SHENA TERRACE, GARDNERVILLE, NV 89410

Successor Trustee:

PHH Mortgage Corporation d/b/a PHH Mortgage Services, as attorney in fact for Mortgage Assets Management, LLC

BY:   
NAME: REGINA MONTS

TITLE: ASSISTANT SECRETARY

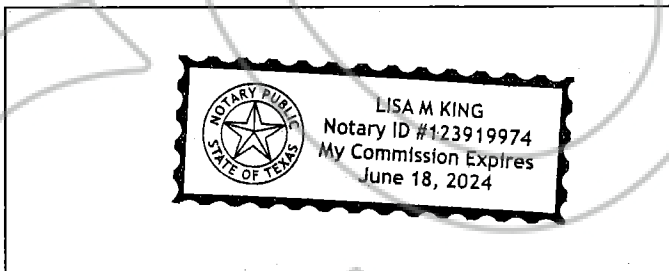
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Given under my hand and seal of office, this 27 day of June, A.D. 2022

  
NOTARY PUBLIC, STATE OF TEXAS



*For Notary Seal*

Holder's Address: c/o PHH Mortgage Corporation, d/b/a PHH Mortgage Services, 1 Mortgage Way,  
Mount Laurel, NJ 08054  
Mortgage dated 3/26/2008 in the amount of \$544,185.00  
Property Address: 2476 SHENA TERRACE, GARDNERVILLE, NV 89410

## EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA,  
COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION  
33, TOWNSHIP 13 NORTH, RANGE 21 EAST, M.D.B. & M., MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A, AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR SONJA M.  
SCOTT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF  
DOUGLAS COUNTY, NEVADA, ON FEBRUARY 11, 1981, AS DOCUMENT NO.  
53478, OF OFFICIAL RECORDS.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY  
ASSESSOR AS 1321-33-001-012; SOURCE OF TITLE IS BOOK 0300, PAGE  
1946 (RECORDED 03/10/00)