

A.P.N. No.:	1320-36-002-039
File No.:	1420062
Recording Requested By:	
New American Funding	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
New American Funding	
P.O. Box 170581	
Austin, TX 78717-0031	

SUBSTITUTION OF TRUSTEE AND DEED OF PARTIAL RECONVEYANCE

MIN # 1003763-0300443741-6

WHEREAS, Mortgage Electronic Registration Systems, Inc., as beneficiary as nominee for Broker Solutions Inc., dba New American Funding are the owners and holders of the Note secured by the Deed of Trust, dated July 25, 2020, made by Timothy E. Martell and Carolyn V. Martell, husband and wife as joint tenants to Ticor Title of Nevada, Inc., Trustee, for the benefit of Broker Solutions, Inc. dba New American Funding, Beneficiary which Deed of Trust was recorded in the office of the County Recorder of Douglas County, Nevada on July 28, 2020, Document Number 2020-949865, hereby substitutes Broker Solutions Inc., dba New American Funding as Trustee in lieu of the above named Trustee under said Deed of Trust.

Broker Solutions Inc, dba New American Funding hereby accepts said appointments as Trustee under said Deed of Trust and, as successor Trustee, pursuant to the request of said Owner and Holder and in accordance with the provisions of Deed of Trust does hereby reconvey without warranty to the person or persons legally entitled thereto all estate now held by it under said Deed of Trust.


It is expressly understood that the release of said parcel from the lien shall not in any way affect the lien of said Deed of Trust (Mortgage) upon the remaining land thereby subject to the Deed of trust/Mortgage

"MERS" is Mortgage Electronic Registration Systems Inc., MERS is a separate corporation that is acting solely as nominee for Lender and Lender's successor and assigns. MERS is organized and existing under the laws of Delaware, and has a mailing address of P.O. Box 2026, Flint, MI 48501-2026, and/or a street address of 1901 E. Voorhees Street, Suite C, Danville, IL 61834. The MERS telephone number is (888) 679-MERS.

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on

7/28/22


Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Broker Solutions Inc., dba New American Funding it's successor and assigns.



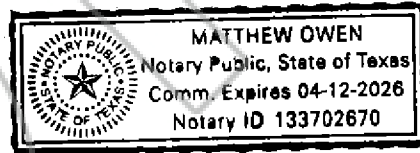
Austin Alaniz
Vice President, MERS

State of Texas)
County of Williamson) ss

This instrument was acknowledged before me on the 28th day of July, 2022
By: Austin Alaniz

Signature: 
Notary Public

Matthew Owen



A.P.N. 1920-36-002-039 (Portion)

LEGAL DESCRIPTION
(Portion of Existing Lot 11 Being Added to New Lot 12A)

That portion of the Southwest $\frac{1}{4}$ of Section 36, Township 13 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, being more particularly described as follows:

That portion of Lot 11, Block B, as said lot is shown on the Final Map of Wildflower Ridge Unit 1, which was recorded in Book 691, at Page 338, as Instrument No. 252076, in the Official Records of said Douglas County, being described as follows:

Beginning at the Northwestern corner of said Lot 11; thence Northeasterly along the Northwestern line of said Lot 11 N. $73^{\circ}56'30''$ E., 589.39 feet to the Northeasterly corner of said Lot 11, said corner being on the Southwesterly right-of-way line of Milkweed Court, said right-of-way line being a curve concave to the Southwest and having a radius of 50.00 feet, a radial line through said corner bears N. $00^{\circ}58'26''$ W; thence Southeasterly along said curve through a central angle of $37^{\circ}51'30''$, an arc distance of 33.04 feet to a point on said right-of-way line, a radial line through said point bears N. $36^{\circ}50'06''$ E; thence S. $75^{\circ}37'30''$ W., 616.55 feet to the Point of Beginning.

Said parcel contains 5,407 Sq.Ft. (0.12 Acres), more or less.

Per NRS 111.312, this legal description was prepared by Western Surveying Services, whose mailing address in P.O. Box 6202, Gardnerville, Nevada 89460.