

DOUGLAS COUNTY, NV

2022-989212

Rec:\$40.00

\$40.00

Pgs=4

09/07/2022 08:07 AM

CHARLES A BROWN AND ASSOC DBA

KAREN ELLISON, RECORDER

APN# 1320-30-211-063

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

9925537699-ER



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

PREPARER:

FULL RECONVEYANCE OF TRUST DEED
and
SUBSTITUTION OF TRUSTEE

Substitution of Trustee:

PHH Mortgage Corporation, is hereby Appointed Successor Trustee under the following described Trust Deed and is hereby requested to reconvey the same:

Dated: 7/15/2009

Amount: \$510,000.00

Trutor: GEORGE B ANDREW AND LILLIAN M ANDREW, HUSBAND AND WIFE

Trustee: NORTHERN NEVADA TITLE COMPANY

Beneficiary: GENWORTH FINANCIAL HOME EQUITY ACCESS, INC., FORMERLY KNOWN

AS LIBERTY REVERSE MORTGAGE, INC.

Recorded: Instrument No. 747434 in Book 709 at Page 4439 on 7/20/2009

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 Description

Future Tax Statements should be sent to:

Lillian Andrew
841 Cedarwood Court
Minden, NV89423

Dated this 6 day of September 2022

BENEFICIARY:

PHH Mortgage Corporation

BY: 

NAME: REGINA MONTS
TITLE: ASSISTANT SECRETARY

STATE OF TEXAS

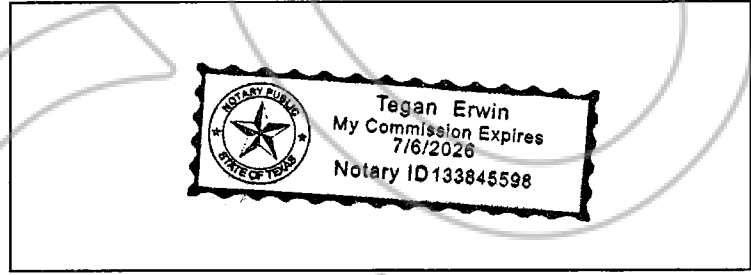
COUNTY OF HARRIS

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 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 6 day of September A.D. 2022



NOTARY PUBLIC, STATE OF TEXAS
NOTARY PRINTED NAME:



For Notary Seal

Signatures needed on next page also

Mortgage dated 7/20/2009 in the amount of \$510,000.00
Property Address: 841 Cedarwood Court, Minden, NV 89423

Successor Trustee:

PHH Mortgage Corporation



BY: _____
NAME: REGINA MONTS

TITLE: ASSISTANT SECRETARY

STATE OF TEXAS

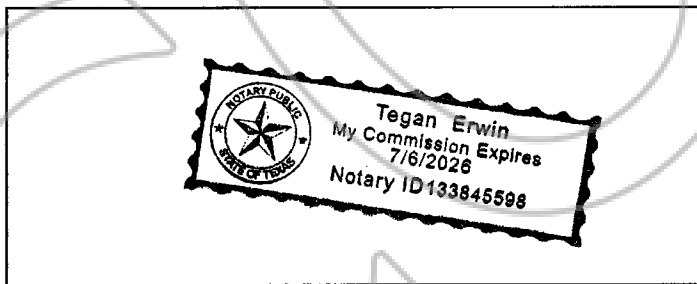
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Given under my hand and seal of office, this 6 day of September, A.D. 2022.



NOTARY PUBLIC, STATE OF TEXAS



For Notary Seal

Holder's Address: 1 Mortgage Way, Mount Laurel, NJ 08054
Mortgage dated 7/20/2009 in the amount of \$510,000.00
Property Address: 841 Cedarwood Court, Minden, NV 89423

EXHIBIT "A"

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

Lot 2, in Block 1, as shown on the Official Map of WESTWOOD VILLAGE UNIT NO. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on October 5, 1979 in Book 1079, Page 440, as Document No. 37417, and Certificate of Amendment recorded July 14, 1980 in Book 780, Page 783, as Document No. 46166 and Certificate of Amendment recorded January 31, 1991 in Book 191, Page 3820, as Document No. 243938.

EXCEPTING THEREFROM a parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of Lot 18 Block 1, WESTWOOD VILLAGE UNIT NO. 1 as recorded in Book 1079 at Page 440, Douglas County, Nevada Recorder's Office; thence North 72°00'00" East, 110.00 feet; thence North 18°00'00" West, 77.73 feet to the Point of Beginning; thence North 18°00'00" West, 27.40 feet; thence North 74°32'00" East, 3.01 feet; thence South 16°21'47" East, 27.28 feet; thence South 72°00'00" West, 2.22 feet to the Point of Beginning.

FURTHER EXCEPTING THEREFROM a parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of Lot 18 Block 1, WESTWOOD VILLAGE UNIT NO. 1 as recorded in Book 1079 at Page 440, Douglas County, Nevada Recorder's Office; thence North 72°00'00" East, 110.00 feet; thence North 18°00'00" West, 105.13 feet to the Point of Beginning; thence North 18°00'00" West, 97.14 feet; thence South 20°05'58" East, 97.33 feet; thence South 74°32'00" West, 3.01 feet to the Point of Beginning.

Note: Legal description previously contained in Book 0799 at Page 4596 as Document No. 473256 recorded on July 27, 1999.