

DOUGLAS COUNTY, NV

2022-989424

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09/14/2022 11:36 AM

COMPUTERSHARE TITLE SERVICES - VR

KAREN ELLISON, RECORDER

Recording requested by:

Manisha C

**Computershare Title Services
6200 South Quebec Street
Greenwood Village, CO 80111**

When recorded return to:

**COMPUTERSHARE TITLE SERVICES
6200 SOUTH QUEBEC STREET
GREENWOOD VILLAGE, CO 80111
Voice: 1-(800) 315-4757**



SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

ORDER #: 462209 "JAMES W. SEYFRIED" DOUGLAS COUNTY, NEVADA

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 **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, is the current beneficiary of that certain Deed of Trust, executed by **JAMES W. SEYFRIED, AN UNMARRIED MAN** as Trustor, to **SOLIDIFI TITLE AGENCY, LTD.**, Original Trustee for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FIRSTBANK, ITS SUCCESSORS AND ASSIGNS WHOSE ADDRESS IS P.O. BOX 2026, FLINT, MI 48501-2026**, Original Beneficiary and recorded **February 16, 2021** as Instrument No.: **2021-961964**, in the Office of the Recorder 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 instead of the Current Trustee. NOW THEREFORE, the Undersigned does hereby appoint **COMPUTERSHARE TITLE SERVICES LLC**, whose address is **6200 SOUTH QUEBEC STREET, GREENWOOD VILLAGE, COLORADO 80111** as Trustee under said Deed of Trust.

Property is commonly known as: **1610 WILDROSE DRIVE, MINDEN, NEVADA 89423-4236**

IN WITNESS WHEREOF, the Undersigned has caused this instrument to be executed for and in its name by its duly authorized officer on or as of the **14th** day of **September, 2022**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE

**VICTORIA MORLAN
VICE PRESIDENT**

COMPUTERSHARE TITLE SERVICES LLC, 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 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 for and in its name by its duly authorized officer on or as of the **14th** day of **September, 2022**.

COMPUTERSHARE TITLE SERVICES LLC

**BRYAN GREEN
VICE PRESIDENT**

STATE OF **COLORADO**

COUNTY OF **ARAPAHOE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this **September 14, 2022**, by **VICTORIA MORLAN** and **BRYAN GREEN** as **VICE PRESIDENT** and **VICE PRESIDENT**, respectively, on behalf of their respective entities, who as such **VICE PRESIDENT** and **VICE PRESIDENT** being authorized to do so, executed the foregoing instrument for the purposes therein contained. They are personally known to me.



KATHERINE PFEUFER NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20224006801 MY COMMISSION EXPIRES 02/17/2026

Printed Name: **Katherine Pfeufer**
Notary Public
My Commission Expires: **02/17/2026**
Notary ID: 20224006801
DAN # 20224006801 - 379100



Exhibit "A"
Legal Description

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

LOT 1, BLOCK C, AS SHOWN ON THE OFFICIAL MAP OF WILDROSE NO. 3, UNIT 1, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON OCTOBER 22, 1971, IN BOOK 92, AT PAGE 541, AS DOCUMENT NO. 55071, DOUGLAS COUNTY, NEVADA.

TOGETHER WITH A PARCEL OF LAND, THE NORTHERLY LINE BEING ADJACENT TO AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 1, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1:

THENCE SOUTH 26°35'00" WEST, 107.00 FEET;

THENCE NORTH 66°22'16" WEST, 95.13 FEET;

THENCE NORTH 26°35'00" EAST, 96.90 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 90°00'01R,

RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 63°25'00" EAST, 80.00 FEET TO THE POINT OF BEGINNING.

PARCEL ID# 1320-32-115-008

Property Commonly Known As: 1610 Wildrose Drive, Minden, NV 89423
Parcel ID: 1320-32-115-008