

DOUGLAS COUNTY, NV

2022-990310

Rec:\$40.00

\$40.00

Pgs=2

09/27/2022 12:24 PM

FIRST AMERICAN MORTGAGE SOLUTIONS

KAREN ELLISON, RECORDER

NEVADA

COUNTY OF **DOUGLAS**

LOAN NO.: **8801684548**

PARCEL NO. **1321-32-001-014**



WHEN RECORDED MAIL TO: **FIRST AMERICAN MORTGAGE SOLUTIONS**

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

MAIL TAX STATEMENTS TO: **DOUGLAS E NIXON**

1524 CARLSON DR GARDNERVILLE NV 89410

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, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **BENEFICIARY, AS NOMINEE FOR BANK OF THE WEST, ITS SUCCESSORS AND ASSIGNS**, located at **P.O. BOX 2026, FLINT, MICHIGAN 48501-2026**, is the current beneficiary of that certain Deed of Trust dated **MARCH 12, 2015**, executed by **DOUGLAS E NIXON AND CHRISTINE NIXON, AS TRUSTEE OF THE NIXON TRUST DATED MAY 26, 2010**, Trustor, to **BANK OF THE WEST**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **BENEFICIARY, AS NOMINEE FOR BANK OF THE WEST, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **MARCH 17, 2015** as Instrument No. **2015-858763** 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 **SEPTEMBER 27, 2022**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY

TRACY ALBERTSON, 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 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.

POD: 20220919

BW8090120IM - LR - NV



Page 1 of 2



MIN: 100104088016845487

MERS PHONE: 1-888-679-6377

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

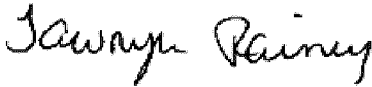
FIRST AMERICAN TITLE INSURANCE COMPANY



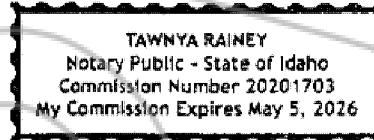
RACHEL J. HUMBER, VICE PRESIDENT

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **SEPTEMBER 27, 2022**, before me, **TAWNIA RAINEY**, personally appeared **TRACY ALBERTSON** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY** 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.



TAWNIA RAINEY (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC



STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **SEPTEMBER 27, 2022**, before me, **DONALD E. OLSON**, personally appeared **RACHEL J. HUMBER** 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.



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

