

DOUGLAS COUNTY, NV

2022-990599

Rec:\$40.00

\$40.00

Pgs=4

10/06/2022 11:38 AM

CHARLES A BROWN AND ASSOC DBA

KAREN ELLISON, RECORDER

APN# 1320-03-001-020

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
9929608999-ER



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

PREPARER

Rebecca Perez

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: 11/22/2008

Amount: \$625,500.00

Trustor: JANA E. SHAFFER AND STEVE L. SHAFFER, TRUSTEES OF THE

SHAFFER FAMILY TRUST, DATED MARCH 03, 1995

Trustee: UNITED TITLE OF NEVADA

Beneficiary: WELLS FARGO BANK, N.A.

Recorded: Instrument No. 733800 in Book 1208 at Page 87 on 12/1/2008

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:

JANA E. SHAFFER
2516 E VALLEY ROAD
MINDEN, NV89423

Dated this 4 day of October, 2022.

BENEFICIARY:

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

BY: Lisa King
NAME: LISA KING
TITLE: ASSISTANT SECRETARY

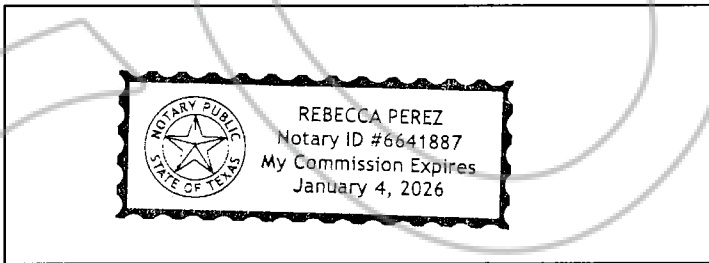
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared LISA KING, 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 4 day of Oct, A.D. 2022.

Rebecca Perez
NOTARY PUBLIC, STATE OF TEXAS
NOTARY PRINTED NAME:



For Notary Seal

Signatures needed on next page also
Mortgage dated 11/28/2008 in the amount of \$625,500.00
Property Address: 2516 E VALLEY ROAD, MINDEN, NV 89423

Successor Trustee:

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

BY: Lisa King
NAME: LISA KING

TITLE: ASSISTANT SECRETARY

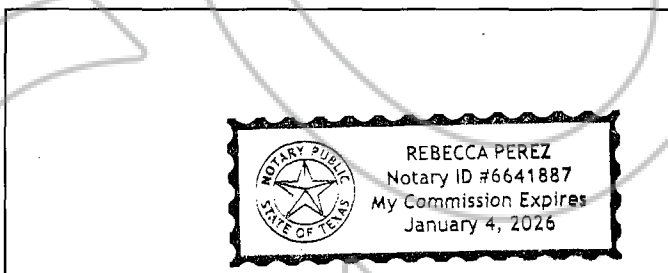
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared LISA KING, 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 4 day of Oct, A.D. 2022

Rebecca Perez
NOTARY PUBLIC, STATE OF TEXAS



For Notary Seal

Holder's Address: c/o PHH Mortgage Corporation, d/b/a PHH Mortgage Services, 1661 Worthington Rd, Ste. 100, West Palm Beach, FL 33409
Mortgage dated 11/28/2008 in the amount of \$625,500.00
Property Address: 2516 E VALLEY ROAD, MINDEN, NV 89423

EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 3, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcels A and B, as shown on the Parcel Map for Steve Shaffer filed for record August 29, 1977, in Book 877, at Page 1783, as Document No. 12401, Official Records of Douglas County, Nevada, described as follows:

COMMENCING at the Northwest corner of said Parcel B, which point is the TRUE POINT OF BEGINNING;
thence along the North line of said Parcel B North 89°59'17" East, a distance of 331.42 feet to the Northeast corner of said Parcel B;
thence along the East line of said Parcels B and A South 00°34'57" West, a distance of 210.52 feet;
thence leaving said East line North 89°45'13" West, a distance of 330.74 feet to a point on the West line of said Parcel A;
thence along the West line of said Parcels A and B North 00°24'00" East, a distance of 209.02 feet to the TRUE POINT OF BEGINNING.

The Basis of Bearings of this description in the West line of Parcel A and B, which bears North 00°24'00" East, as shown on the Parcel Map for Steve Shaffer filed for record August 29, 1977, in book 877, at Page 1783, as Document No. 12401, Official Records of Douglas County, Nevada.

Said parcel being further shown as Adjustment Parcel B on Record of Survey, Boundary Line Adjustment Map recorded May 15, 1997, in Book 597, at Page 2653, as Document No. 412644, of Official Records.

APN: 1320-03-001-020

Per NRS 111.312, this legal description was previously recorded on April 30, 2003, in Book 0403, Page 15503, as Document No. 575103, of Official Records.