

DOUGLAS COUNTY, NV **2023-1001370**
Rec:\$40.00
\$40.00 Pgs=7 10/12/2023 09:22 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Select Portfolio Servicing, Inc.
3217 S. Decker Lake Dr.
Salt Lake City, UT 84119

APN: 1318-25-110-015

Title Order No.: _____ Space Above This Line For Recorder's Use Escrow No.: _____

**MODIFICATION OF DEED OF TRUST
AND PARTIAL RECONVEYANCE**

THIS MODIFICATION OF DEED OF TRUST is made as of this 23rd day of August, 2023, by and between **CANDI MARIE DAVITON, TRUSTEE UNDER THE DAVITON LIVING TRUST, DATED AUGUST 14, 2000**, (hereinafter referred to as "Trustor"); **STEWART TITLE GUARANTY COMPANY**, (hereinafter referred to as "Trustee"); and **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MAPLE MORTGAGE TRUST I**, current beneficiary of the security instrument, its successors and assigns (hereinafter referred to as "Beneficiary").

WITNESSETH

THAT WHEREAS, on April 8, 2022, Trustor made, executed and delivered to Stewart Title Guaranty Company, as Trustee, that certain Deed of Trust securing a Promissory Note in the amount of \$500,000.00 in favor of Angel Oak Mortgage Solutions, LLC, a Delaware Limited Liability Corporation, as Lender, and Mortgage Electronic Registration Systems, Inc., as nominee for Lender and Lender's successors and assigns as Beneficiary (hereinafter referred to as the "Subject Deed of Trust").

AND WHEREAS, the Subject Deed of Trust was recorded on April 12, 2022, as Instrument No. 2022-983595 of the Official Records of Douglas County, State of Nevada, and recited the following described real property, commonly known as 145 Easy St., Stateline, NV 89449, as security (Old Assessor's Parcel No. 1318-25-110-009, now 1318-25-110-015):

Lot 1, of EDGEWOOD CREEK ESTATES SUBDIVISION, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on July 7, 1976, as Document No. 01543, Official Records.

AND WHEREAS, the beneficial interest under the Subject Deed of Trust has been assigned to U.S. Bank Trust National Association, not in its individual capacity, but solely as

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trustee of Maple Mortgage Trust I by Assignment recorded June 8, 2023, as Instrument No. 2023-997286 of the Official Records of Douglas County, State of Nevada

AND WHEREAS, the Trustor has acquired additional property as described below as part of a Boundary Line Adjustment.

AND WHEREAS, the parties hereto desire to modify the Subject Deed of Trust to include the property being acquired as security for the obligations secured by the Subject Deed of Trust.

NOW, THEREFORE, for value received, the parties hereto do hereby modify the Subject Deed of Trust to provide that the legal description therein contained shall read as follows:

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

A Parcel of land located within a portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 13 North, Range 18 East, MDM, Douglas County, Nevada, being more particularly described as follows:

All the portion of Lot 1 per that Final Map of Edgewood Creek Estates, filed for record on July 7, 1976 as Document Number 01543, and Adjusted Lot 2 per that Quitclaim Deed, filed for record on November 2, 2018 as Document Number 2018-921720 and shown on that Record of Survey filed for record on November 2, 2018 as Document Number 2018-921721, being more particularly described as follows:

Beginning the Northmost corner of said Lot 1, said Point being on the Easterly right-of-way of Easy Street,

thence leaving said Easterly right-of-way of Easy Street along the Easterly boundary of said Lot 1 South $00^{\circ}03'38''$ East 219.77 feet;

thence leaving said Easterly boundary of said Lot 1 North $85^{\circ}29'51''$ West 231.09 feet;

thence North $58^{\circ}55'09''$ West 98.07 feet to said Easterly right-of-way of Easy Street;

thence along said Easterly right-of-way of East Street the following five (5) courses:

1. along a curve concave to the northwest with a radius of 175.00 feet, having a central angle of $08^{\circ}59'45''$ and an arc length of 27.48 feet; the chord of said curve bears North $29^{\circ}05'57''$ East 27.45 feet;
2. North $24^{\circ}36'04''$ East 22.68 feet;

3. along a curve concave to the southeast radius of 105.00 feet, having a central angle of 70°00'00" and an arc length of 128.28 feet, the chord of said curve bears North 59°36'04" 120.45 feet;
4. South 85°23'56" East 76.22 feet
5. along a curve concave to the northwest with a radius of 125.00 feet, having a central angle of 58°51'03" and an arc length of 128.39 feet, the chord of said curve bears North 65°10'33" East 122.82 feet to the Point of Beginning.

Portions of old Assessor's Parcel Numbers 1318-25-110-009 AND 1318-25-110-013,
now Assessor's Parcel No. 1318-25-110-015

NOTE: SAID LEGAL DESCRIPTION PREVIOUSLY APPEARED IN BOUNDARY LINE ADJUSTMENT DEED RECORDED JUNE 30, 2022, AS DOCUMENT NO. 2022-986895, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

Trustor does hereby grant and convey the last above-described real property to STEWART TITLE GUARANTY COMPANY, as the Trustee under the Subject Deed of Trust together with power of sale and subject to each and all of the terms and conditions of the Subject Deed of Trust including this modification.

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MAPLE MORTGAGE TRUST I, current beneficiary of the security instrument does hereby direct the Trustee to partially reconvey to the person or persons legally entitled thereto all estate in and to the following described real property:

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

A Parcel of land located within a portion of the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 25, Township 13 North, Range 18 East MDM, Douglas County, Nevada, being more particularly as follows:

All that portion of Lot 1 per that Final Map of Edgewood Creek Estates, filed for record on July 7, 1976 as Document Number 01543, being more particularly described as follows:

Beginning at the Easterly property corner common to said Lot 1 and Adjusted Lot 2 per that Quitclaim Deed, filed for record on November 2, 2018 as Document Number 2018-921720 and shown on that Record of Survey filed for record on November 2, 2018 as Document Number 2018-921721, being more particularly described as follows:

thence along the common boundary between said Lot 1 and Adjusted Lot 2 North 76° 45' 00" West 121.84 Feet;

thence leaving said common boundary between Lot 1 and Adjusted Lot 2 South 85° 29' 51" East 118.95 feet to the Easterly boundary of said Lot 1;

thence along said Easterly boundary of said Lot 1 South 00° 03'38" East 18.59 feet to the Point of Beginning.

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Together therewith all that portion of said Lot 1 per that Final Map of Edgewood Creek Estates, filed for record on July 7, 1976 as Document Number 01543, being more particularly described as follows:

thence along the Easterly right-of-way of East Street, along a curve concave to the West with a radius of 175.00 feet, having an arc length of 14.06 feet and a central angle of $04^{\circ} 36' 14''$, the chord of said curve bears North $35^{\circ} 53' 56''$ East 14.06 feet;

thence leaving said Easterly right-of-way of Easy Street South $58^{\circ} 55' 09''$ East 42.37 feet to the common boundary of said Lot 1 and said Adjusted Lot 2;

thence along said common boundary of said Lot 1 and said Adjusted Lot 2 North $76^{\circ} 44' 59''$ West 45.75 feet to the Point of Beginning.

The Basis of Bearing for this description is based upon the above referenced Final Map of Edgewood Creek Estates.

NOTE: SAID LEGAL DESCRIPTION PREVIOUSLY APPEARED IN BOUNDARY LINE ADJUSTMENT DEED RECORDED JUNE 30, 2022, AS DOCUMENT NO. 2022-986895, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

The Trustee hereby reconveys, without warranty, to the person or persons legally entitled thereto all estate in and to the last described real property.

It is further agreed, by and between the parties hereto that in all other respects not inconsistent herewith, that the terms of the Subject Deed of Trust which is incorporated herein by reference thereto shall remain in full force and effect and be binding hereon.

The Subject Deed of Trust as herein modified shall constitute one Deed of Trust.

This agreement shall inure to and bind the heirs, devisees, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Modification of Deed of Trust and Partial Reconveyance as follows:

SIGNATURES ON FOLLOWING PAGES

THIS DOCUMENT MAY BE EXECUTED IN COUNTERPARTS

Date: Sept. 13, 2023

TRUSTOR:

(Candi Marie Daviton), Trustee
CANDI MARIE DAVITON, TRUSTEE
UNDER THE DAVITON LIVING TRUST,
DATED AUGUST 14, 2000

ACKNOWLEDGMENT

State of New York

County of Monroe

I hereby certify that I know or have satisfactory evidence that **CANDI MARIE DAVITON, TRUSTEE UNDER THE DAVITON LIVING TRUST, DATED AUGUST 14, 2000** is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 9/13/2023

Tristen Mandara
[Signature]

Tristen Mandara, Assistant Branch Mgr.
[Print name and include title]

(Affix seal or stamp)

My appointment expires: [insert date notarial appointment expires] 8/17/2027

TRISTEN MANDARA
Lic. #01MA6329108
Notary Public - State of New York
Qualified in Monroe County
COMM. EXP. 8/17/2027

TRUSTEE

STEWART TITLE GUARANTY
COMPANY

Date: Sept 6, 2023

By: Glen W. Roberts

Sen Glen W. Roberts
(Print Name)

Title: Senior Vice President

ACKNOWLEDGMENT

State of Utah

County of Utah

I hereby certify that I know or have satisfactory evidence that Glen W. Roberts is the person who appeared before me and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument, and acknowledged it as the Senior Vice President of **STEWART TITLE GUARANTY COMPANY** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 6, 2023

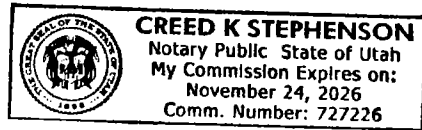
Creed K. Stephenson
[Signature]

Creed K. Stephenson, Notary
[Print name and include title]

(Affix seal or stamp)

My appointment expires: [insert date notarial appointment expires]

11/24/26



BENEFICIARY

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MAPLE MORTGAGE TRUST I by Select Portfolio Servicing, Inc., its attorney-in-fact

Date: SEP 14 2023

By: *Jessica Jacobs*

Jessica Jacobs
(Print Name) Counsel for SPS

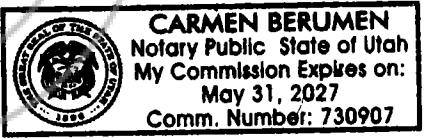
Title: _____

ACKNOWLEDGMENT

State of Utah
County of Salt Lake

I hereby certify that I know or have satisfactory evidence that Jessica Jacobs is the person who appeared before me and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument, and acknowledged it as the Counsel of Select Portfolio Servicing, Inc. as the attorney-in-fact for **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MAPLE MORTGAGE TRUST I** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: SEP 14 2023
Carmen Berumen
[Signature]



Carmen Berumen
[Print name and include title]

(Affix seal or stamp)
My appointment expires: [insert date notarial appointment expires] **MAY 31 2027**