

Parcel Tax ID: **1219-15-002-015**  
State of Nevada  
County of Douglas

**Mail Tax Statements and When**

**Recorded Return To:**

LIEN RELEASE DEPT  
T7408-01Y AU 0233287  
WELLS FARGO BANK, N.A.  
P.O. BOX 659250  
SAN ANTONIO, TX 78265-5150

**Requested By:**

WELLS FARGO BANK, N.A.  
ANDREA LYNN MORALES  
2701 WELLS FARGO WAY  
MINNEAPOLIS, MN 55467

Loan #: **68216711461998**

DOUGLAS COUNTY, NV

**2023-1001902**

Rec:\$40.00

\$40.00

Pgs=2

11/01/2023 12:37 PM

WELLS FARGO BANK, N.A.

SHAWNYNE GARREN, RECORDER

**FULL RECONVEYANCE**

KNOW ALL MEN BY THESE PRESENTS, that **AMERICAN SECURITIES COMPANY OF NEVADA**, Trustee or successor Trustee under that certain Deed of Trust described below, having received from the Beneficiary under said Deed of Trust a written request to reconvey, reciting that the obligation secured by said Deed of Trust has been fully paid and performed, hereby does grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate, title and interest now held by the undersigned in and to said below described premises by virtue of said Deed of Trust. In construing this instrument and whenever the context hereof so requires, the singular includes the plural.

Original Grantor(s): **WILLIAM W NICHOLS AND SANDRA LEE NICHOLS**

Original Beneficiary: **WELLS FARGO BANK, N.A.**

Original Trustee: **AMERICAN SECURITIES COMPANY OF NEVADA**

Loan Amount: \$ **500000.00** Deed of Trust Dated: **09/12/2013**

Date Recorded: **09/25/2013** Document Number: **831205** Book: **913** Page: **5965**

and recorded in the records of **Douglas** County, State of **NV**, and more particularly described on said Deed of Trust referred to herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of **11/01/2023**.

**AMERICAN SECURITIES COMPANY OF NEVADA**



ANDREA LYNN MORALES, Vice President Loan Documentation

STATE OF MN  
COUNTY OF Hennepin } s.s.

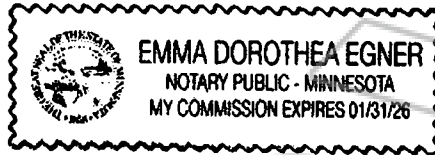
On 11/01/2023, before me, **EMMA DOROTHEA EGNER**, a Notary Public, personally appeared **ANDREA LYNN MORALES** as **Vice President Loan Documentation** of **AMERICAN SECURITIES COMPANY OF NEVADA**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Notary Public: **EMMA DOROTHEA EGNER**

My Commission Expires: **01/31/2026**



Version: d896aa2e

COOPER