

DOUGLAS COUNTY, NV

2023-995620

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FIRST AMERICAN MORTGAGE SOLUTIONS

SHAWNYNE GARREN, RECORDER

NEVADA

COUNTY OF DOUGLAS

LOAN NO.: 8810195329

PARCEL NO. 1220-09-402-003



WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

MAIL TAX STATEMENTS TO: DAN E ROWE

990 TILLMAN LANE GARDNERVILLE NV 894600000

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 JUNE 21, 2019, executed by AN UNDIVIDED FIFTY-ONE PERCENT (51%) INTEREST, TO JUDY LYNN WARD-ROWE, A MARRIED, AS HER SOLE AND SEPARATE PROPERTY, AND A FORTY-NINE PERCENT (49%) INTEREST TO DON E. ROWE, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TENANTS IN COMMON., 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 SEPTEMBER 13, 2019 as Instrument No. 2019-935114 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 APRIL 13, 2023.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY


ALEXANDRA BABLER, 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: 20230330

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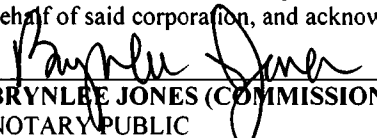
MERS PHONE: 1-888-679-6377

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this **APRIL 13, 2023**.
FIRST AMERICAN TITLE INSURANCE COMPANY


SIERRA C. PREATOR, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **APRIL 13, 2023**, before me, **BRYNLEE JONES**, personally appeared **ALEXANDRA BARZEE** 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.


BRYNLEE JONES (COMMISSION EXP. 06/23/2026)
NOTARY PUBLIC

BRYNLEE JONES
Notary Public - State of Idaho
Commission Number 20202113
My Commission Expires Jun 23, 2026

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **APRIL 13, 2023**, before me, **CAMILLE DU PAR**, personally appeared **SIERRA C. PREATOR** 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.


CAMILLE DU PAR (COMMISSION EXP. 07/15/2026)
NOTARY PUBLIC

CAMILLE DU PAR
Notary Public - State of Idaho
Commission Number 20202385
My Commission Expires Jul 15, 2026