

DOUGLAS COUNTY, NV

2023-999237

Rec:\$40.00

\$40.00

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08/03/2023 04:20 PM

LIEN SOLUTIONS

SHAWNYNE GARREN, RECORDER

APN: 1220-05-601-006

When Recorded Return To:

LIEN SOLUTIONS

PO BOX 29071

GLENDALE , CA 91209-9071

Phone #: 800-833-5778

Prepared By:

HERITAGE BANK OF NEVADA

2330 S Virginia Street

Reno , NV 89502

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE



Whereas, **KRISTOFER S. KAHABKA AND HEATHER D. KAHABKA, HUSBAND AND WIFE AS JOINT TENANTS IN COMMON** was the Original Trustor, **STEWART TITLE OF WESTERN NEVADA DIVISION, WHOSE ADDRESS IS 1663 HWY 395, MINDEN, NV 89423**, the Original Trustee, and, **Heritage Bank of Nevada AS SUCCESSOR TO CARSON RIVER COMMUNITY BANK**, the Original Beneficiary, under that certain Deed of Trust dated **04/24/2008** and recorded **04/29/2008** as **Instrument No: 722328 Book: 408 Page: 7148**, Official Records of **Douglas County**, State of Nevada and

WHEREAS, the undersigned present beneficiary desires to substitute a new Trustee under said Deed of Trust in place and instead of **STEWART TITLE OF WESTERN NEVADA DIVISION, WHOSE ADDRESS IS 1663 HWY 395, MINDEN, NV 89423**.

Now therefore, the undersigned hereby substitutes himself/herself/themselves as Trustee under said Deed of Trust and does hereby reconvey, without warranty, to the person or persons legally entitled hereto, the Estate now held by him thereunder.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular numbers includes the plural.

The undersigned hereby accepts said appointment as trustee under the above deed of trust, and as successor trustee, and pursuant to the request of said owner and holder and in accordance with the provisions of said deed of trust, does hereby **RECONVEY WITHOUT WARRANT, TO THE PERSONS LEGALLY ENTITLED THERETO**, all the estate now held by it under said deed of trust.

Dated: August 1, 2023

BENEFICIARY / NEW TRUSTEE

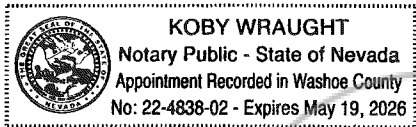
Heritage Bank of Nevada AS SUCCESSOR TO CARSON RIVER COMMUNITY BANK


By: **Sheryl Montgomery**
Its: **Assistant Vice President**

STATE OF NEVADA, WASHOE COUNTY

On August 1, 2023 before me, the undersigned, a notary public in and for said state, personally appeared **Sheryl Montgomery, Assistant Vice President of Heritage Bank of Nevada AS SUCCESSOR TO CARSON RIVER COMMUNITY BANK** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public **Koby Wraught**



Commission Expires: 05/19/2026



E- Notary Instructions

You are creating an electronic signature to use with electronic notarization of documents. You must determine when and under what circumstances an electronic signature or electronic notarization is permitted under applicable federal, state, and county law, the requirements for electronic signatures and electronic notarization under that law, and whether this system meets those requirements. CT Lien Solutions is not responsible for whether the electronic signatures and notarizations created using this system are enforceable or sufficient in any specific jurisdiction. Please use this form to provide your notary signature sample and notary seal sample below. iLienRED gives you the ability to upload and crop your signature and seal sample as an electronic notarization for any future documents in counties that accept it.

Follow these steps to create your electronic notary signature and seal in iLienRED:

1. Print both pages
2. On the second page below, manually sign this document in your handwriting in the e-Notarization Signature box and apply your notary seal below in the Notary Seal section
 - a. Your signature and seal must be clear and visible
 - b. Your signature must fit neatly within the box and cannot touch the borders
 - c. Any writing outside the box will not be saved
 - d. Use a black pen; do not use colored or fine point pens
3. **Scan the document at 300 dpi (dots per inch) in .jpg format. If the image is not scanned in 300 dpi in .jpg format, the e-Signature and Notary Seal will be distorted.**
4. Go to iLienRED Preferences section
5. Select the “e-Notary Setup” tab under preferences
6. Fill out all required information
7. Click on “Upload” to upload this document
8. Crop and save your signature and seal
9. Upon successfully uploading your Notary electronic signature and seal, the e-Notarization signature and Notary Seal will appear on the screen and you will be able to view this completed form