

DOUGLAS COUNTY, NV

2024-1003820

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01/10/2024 11:13 AM

FIRST AMERICAN MORTGAGE SOLUTIONS

SHAWNYNE GARREN, RECORDER

NEVADA

COUNTY OF **DOUGLAS**

LOAN NO.: **0006071397**

PARCEL NO. **1420-07-310-008**



WHEN RECORDED MAIL TO: **FIRST AMERICAN MORTGAGE SOLUTIONS**

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

MAIL TAX STATEMENTS TO: **CHARLES DIXON**

879 MICA DR CARSON CITY NV 89703

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 **PACIFIC RESIDENTIAL MORTGAGE, LLC, 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 **APRIL 12, 2023**, executed by **CHARLES L DIXON AND LESLIE A DIXON, HUSBAND AND WIFE AND ANN M DIXON, AN UNMARRIED WOMAN, ALL AS JOINT TENANTS**, Trustor, to **TICOR TITLE OF NEVADA**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS BENEFICIARY, AS NOMINEE FOR **PACIFIC RESIDENTIAL MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **APRIL 14, 2023** as Instrument No. **2023-995583** 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 **JANUARY 10, 2024**. **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS BENEFICIARY, AS NOMINEE FOR **PACIFIC RESIDENTIAL MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS**

TRACY ALBERTSON, 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 recourse, representation or 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: 20231229

VC8040119IM - LR - NV



MIN: 100409600001001397

MERS PHONE: 1-888-679-6377

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this **JANUARY 10, 2024**.

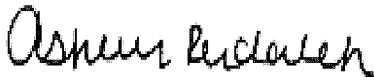
FIRST AMERICAN TITLE INSURANCE COMPANY



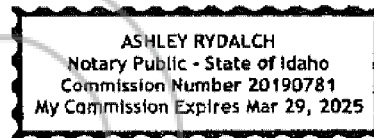
TIPHANY JO WILLIAMS, VICE PRESIDENT

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **JANUARY 10, 2024**, before me, **ASHLEY RYDALCH**, personally appeared **TRACY ALBERTSON** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **BENEFICIARY, AS NOMINEE FOR PACIFIC RESIDENTIAL MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS** 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.



ASHLEY RYDALCH (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC



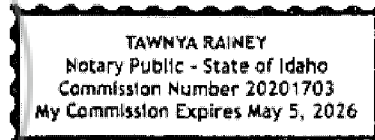
This document contains electronic signatures.

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **JANUARY 10, 2024**, before me, **TAWNYA RAINEY**, personally appeared **TIPHANY JO WILLIAMS** 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.



TAWNYA RAINEY (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC



This document contains electronic signatures.