

DOUGLAS COUNTY, NV **2024-1003956**  
Rec:\$40.00  
\$40.00 Pgs=1 01/18/2024 08:47 AM  
R.E.F.S. INC., A CALIFORNIA CORP  
SHAWNYNE GARREN, RECORDER

APN #1321-32-002-040  
Recording Requested By:  
REFS INC.  
**When Recorded Mail To:**  
Gino Troiano and Maureen Troiano  
203 QUAIL RUN RD  
FERNLEY, NV 89408

ID DOCID#382198 

**SUBSTITUTION OF TRUSTEE & FULL RECONVEYANCE**

WHEREAS, FIRST AMERICAN TITLE INSURANCE CORPORATION, A NEBRASKA CORPORATION, is the present Trustee of record under the following described Deed of Trust:

**Grantor / Trustor:** GINO TROIANO AND MAUREEN TROIANO, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP  
**Lender:** THE QUAILS NEST TRUST DATED 1999  
**Trustee:** FIRST AMERICAN TITLE INSURANCE CORPORATION, A NEBRASKA CORPORATION  
**Dated:** 6/2/2021, **Recorded On:** 6/4/2021, **Bk:** N/A, **Page:** N/A **Instrument #** 2021 968650  
**County:** DOUGLAS, NV

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and stead of FIRST AMERICAN TITLE INSURANCE CORPORATION, A NEBRASKA CORPORATION now, THEREFORE, the undersigned hereby substitutes **EVERGREEN ESCROW, INC., A WASHINGTON CORPORATION**, as Trustee under said Deed of Trust and does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the interest now held by thereunder.  
1/11/2024

**EVERGREEN ESCROW, INC., A WASHINGTON CORPORATION AS SERVICER FOR THE BENEFICIARY(IES)**

By: \_\_\_\_\_ (BENEFICIARY)

JESSE M. BERBER - AUTHORIZED SIGNER

**EVERGREEN ESCROW, INC., A WASHINGTON CORPORATION**

By: \_\_\_\_\_ (TRUSTEE)

JESSE M. BERBER - AUTHORIZED SIGNER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF ORANGE

On 1/11/2024 before me, DANH N. LE, a Notary Public, personally appeared JESSE M. BERBER who 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Notary Public

