

DOUGLAS COUNTY, NV

2024-1004076

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FIRST AMERICAN MORTGAGE SOLUTIONS

SHAWNYNE GARREN, RECORDER

NEVADA
COUNTY OF DOUGLAS

PARCEL NO. 1418-10-710-030



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

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

MAIL TAX STATEMENTS TO: **EDWARD F BIGGS**

4747 MANGELS BLVD FAIRFIELD CA 94534

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, **FIRST REPUBLIC BANK**, located at **100 NORTH TRYON STREET, CHARLOTTE, NC 28255**, is the current beneficiary of that certain Deed of Trust dated **OCTOBER 05, 2006**, executed by **EDWARD F. BIGGS, SR. AND CHARLOTTA L. BIGGS, TRUSTEES OF THE BIGGS FAMILY TRUST CREATED ON AUGUST 12, 1986**, Trustor, to **FIDELITY NATIONAL TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **FIRST REPUBLIC BANK**, Original Beneficiary, and recorded on **OCTOBER 23, 2006** in Book **1006** at Page **8513** as Instrument No. **0687142** 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 22, 2024**.

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO FIRST REPUBLIC BANK, BY FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT

TAWNIA RAINEY, 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: 20240104

BA8050117IM - LR - NV



IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this **JANUARY 22, 2024**.

FIRST AMERICAN TITLE INSURANCE COMPANY

Ashley Rydalch

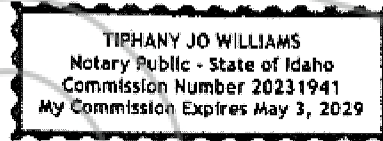
ASHLEY RYDALCH, VICE PRESIDENT

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

On **JANUARY 22, 2024**, before me, **TIPHANY JO WILLIAMS**, personally appeared **TAWNIA RAINEY** known to me to be the **VICE PRESIDENT** of **FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT FOR BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO FIRST REPUBLIC BANK** 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.

Tiffany Jo Williams

TIPHANY JO WILLIAMS (COMMISSION EXP. 05/03/2029)
NOTARY PUBLIC



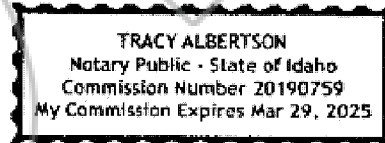
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STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **JANUARY 22, 2024**, before me, **TRACY ALBERTSON**, personally appeared **ASHLEY RYDALCH** 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.

Tracy Albertson

TRACY ALBERTSON (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC



This document contains electronic signatures.