

DOUGLAS COUNTY, NV

2024-1004584

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\$40.00

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02/08/2024 02:34 PM

R.E.F.S. INC., A CALIFORNIA CORP

SHAWNYNE GARREN, RECORDER

APN #1121-06-000-005  
Recording Requested By:  
REFS INC.  
**When Recorded Mail To:**  
John Helmer  
150 HORSESHOE BEND RD  
GARDNERVILLE, NV 89410

ID DOCID#382973



**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: JOHN HELMER, AN UNMARRIED MAN**  
**Lender: DIANE ARLENE BEATON-VISOUL FKA DIANE ARLENE BEATON, TRUSTEE OF THE BEATON TRAIL TRUST DATED DECEMBER 20, 2005**  
**Trustee: FIRST AMERICAN TITLE INSURANCE CORPORATION, A NEBRASKA CORPORATION**  
**Dated: 8/10/2017, Recorded On: 8/15/2017, Bk: N/A, Page: N/A Instrument # 2017-902737**  
**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.  
1/26/2024

**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 1/26/2024 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

