

DOUGLAS COUNTY, NV

2024-1009627

Rec:\$40.00

\$40.00

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DOCSOLUTIONUSA, LLC DBA DOCSOLUTION, INC.

SHAWNYNE GARREN, RECORDER

APN# 141926711018

RELEASE PREPARED BY
CELINK/LAUREN ALLWARD
3900 Capital City Blvd
Lansing, MI 48906

AFTER RECORDING RETURN TO:

DOC SOLUTIONS ATTN: REGINA MONTS / LORI LOWE 2316 SOUTHMORE AVE PASADENA, TX
77502

DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described herein. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described assigned, transferred, released, or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.

CelinkMI/ROL

Loan #: 3328350-ER

1506111

MIN: 101209666000233521

MERS Telephone No. 1-888-679-6377

I hereby affirm that this document submitted for

Recording does not contain a social security number.

Darella
Preparer: *Daniel Arellano*

FULL RECONVEYANCE OF TRUST DEED
And
SUBSTITUTION OF TRUSTEE

Substitution of Trustee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR Mutual of Omaha Mortgage, Inc., its successors and assigns, BENEFICIARY of record, hereby Appoints Finance of America Reverse LLC as Successor Trustee under the following described Trust Deed and is hereby requested to reconvey the same:

Dated: 12/22/2023

Amount: \$1,680,000.00

Truster: Jeanette Marie Dunham, surviving joint tenant

Trustee: FNC Title Agency, LLC

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS

BENEFICIARY, AS NOMINEE FOR Mutual of Omaha Mortgage, Inc., ITS SUCCESSORS AND ASSIGNS

Recorded: Instrument No. 2024-1003898 on 1/16/2024

Full Reconveyance:

Finance of America Reverse LLC, as Successor Trustee under the above Trust Deed, Pursuant to a written request of the BENEFICIARY thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, the trust property now held by it as Successor Trustee under said Trust Deed, which Trust Deed covers real property situated in DOUGLAS County, Nevada described as follows:

See attached legal

MERS address: P.O. Box 2026, Flint, MI 48501-2026

Dated this _____ day of JUN 27 2024.
BENEFICIARY:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR
Mutual of Omaha Mortgage, Inc., its successors and assigns

BY: Patty Ling
NAME: Patty Ling
TITLE: ASSISTANT SECRETARY

STATE OF MICHIGAN

COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared Patty Ling the
Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR Mutual of Omaha Mortgage, Inc., its successors and assigns, known
to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me
that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this _____ day of JUN 27 2024.

Susan Borton
NOTARY PUBLIC

For Notary Seal

SUSAN BORTON
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires October 17, 2028
Acting in the County of Clinton

Signatures needed on next page also
Mortgage dated 12/22/2023 in the amount of \$1,680,000.00
Property Address: 2900 CLOUDBURST CANYON DRIVE, GENOA, NV 89411

Successor Trustee:

Finance of America Reverse LLC by Celink acting as agent and attorney-in-fact

BY: *Patty Ling*
(Trustee)
NAME: Patty Ling
TITLE: Assistant Secretary

STATE OF MICHIGAN

COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared Patty Ling the Assistant Secretary of Celink acting as agent and attorney-in-fact for Finance of America Reverse LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this _____ day of JUN 27 2024.

Susan Borton
NOTARY PUBLIC, STATE OF MICHIGAN

NOTARY PUBLIC

For Notary Seal

SUSAN BORTON
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires October 17, 2028
Acting in the County of Clinton

MERS address: P.O. Box 2026, Flint, MI 48501-2026

Mortgage Funding date 12/22/2023 in the amount of \$1,680,000.00
Property Address: 2900 CLOUDBURST CANYON DRIVE, GENOA, NV 89411

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

Lot 60, in Block D, as set forth on Final Subdivision Map, Planned Unit Development PD 05-001 for SUMMITRIDGE AT GENOA LAKES GOLF RESORT PHASE 3A, filed for record with the Douglas County Recorder on September 12, 2007, in Book 0907, Page 2074, as Document No. 709043, Official Records, Douglas County, Nevada.

PARCEL 2:

Together with the following easements for Access:

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed" executed by Little Mondeaux Limousine Corporation, recorded on February 25, 1998, as Document No. 433367, in Book 298, Page 4658, of the Official Records of Douglas County, Nevada.

A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004, in Book 0204, Page 0954, as Document No. 603680, of the Official Records of Douglas County, Nevada.

A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE I, according to the plat thereof filed on February 11, 2004, in Book 0204, Page 44 70, as Document No. 604356, of the Official Records of Douglas County, Nevada.

An easement for non-exclusive access purposes with the Easement Area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al, recorded on December 31, 1996, as Document No. 403934 in Book 1296, Page 4911 of the Official Records of Douglas County, Nevada

An easement for pedestrian and vehicular ingress and egress to and from that certain real property; and

the installation, construction, repair, maintenance, and replacement of roadway improvements within the Easement Area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain Document entitled "Grant of Relocatable Private Access Easement (#OS6), executed by Ronald L Simek, recorded on February 3, 2004, as Document No. 03676, in Book 0204, Page 862, of the Official Records of Douglas County, Nevada.

PARCEL 3:

Also Together with the following Reservations, Easements and Covenants for the benefit of Parcel 1 herein:

Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded March 31, 2005, in Book 0305, Page 14366, as Document No. 640526, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easement". recorded May 1, 2006, in Book 0506, Page 168, as Document No. 673811, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easements". recorded May 1, 2006, in Book 0506, Page 347, as Document No. 673835, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easements". recorded May 1, 2006, in Book 0506, Page 377, as Document No. 673836, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Reciprocal Parking and Access Easement Agreement", recorded July 24, 2006, in Book 0706, Page 8118, as Document No. 680413, Official Records, Douglas County, Nevada;

Easement pursuant to document entitled "Grant of Mailbox Cluster Easement", recorded December 1, 2006 in

Book 1206, Page 86, as Document No. 689800, Official Records, Douglas County, Nevada.

Parcel ID: 141926711018

Commonly known as: 2900 Cloudburst Canyon Drive, Genoa, NV 89411

However, by showing this address no additional coverage is provided