

Parcel Tax ID: **1318-26-515-035**

**Record and Return To:**  
DocSolutionUSA, LLC dba  
DocSolution, Inc.  
2316 Southmore Ave.  
Pasadena, TX 77502

Drafted By: **REGINA MONTS**

DOUGLAS COUNTY, NV

**2024-1011070**

Rec:\$40.00

\$40.00

Pgs=2

**08/19/2024 08:12 AM**

DOCSOLUTIONUSA, LLC DBA DOCSOLUTION, INC.

SHAWNYNE GARREN, RECORDER

Loan #: **731344020**

### **FULL RECONVEYANCE**

KNOW ALL MEN BY THESE PRESENTS, that **First-Citizens Bank & Trust Company Successor by Merger to CIT BANK, N.A. F/K/A ONEWEST BANK N.A. F/K/A ONEWEST BANK, FSB**, Trustee or successor Trustee under that certain Deed of Trust described below, having received from the Beneficiary under said Deed of Trust a written request to reconvey, reciting that the obligation secured by said Deed of Trust has been fully paid and performed, hereby does grant, bargain, and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate, title and interest now held by the undersigned in and to said below described premises by virtue of said Deed of Trust. In construing this instrument and whenever the context hereof so requires, the singular includes the plural.

Original Grantor(s): **CLINTON DAVID PURVANCE AND SHAWNA MICHELLE PURVANCE, TRUSTEES OF THE C & S PURVANCE TRUST DATED AUGUST 14, 2002**

Original Beneficiary: **MUTUAL OF OMAHA BANK**

Original Trustee: **MUTUAL OF OMAHA BANK**

Dated: **08/17/2012** Recorded: **08/31/2012** Instrument: **808487** Book: **812** Page: **8276** in **Douglas** County, **NV** Loan Amount: **\$844,000.00**

Property Address: **145 GRANITE SPRINGS DRIVE, STATELINE, NV 89449**

Legal: **LOT 3 OF BLOCK D AS SHOWN ON THAT MAP ENTITLED GRANITE SPRINGS UNIT NO. 2, RECORDED JULY 08, 1980 IN BOOK 780 OF OFFICIAL RECORDS AT PAGE 409 DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 46019**

and recorded in the records of **Douglas** County, **NV** and more particularly described on said Deed of Trust referred to herein.

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective **08/16/2024**.

**First-Citizens Bank & Trust Company successor by Merger to CIT Bank, N.A., as successor by merger to Mutual of Omaha Bank**

By: 

Name: **Nilesh Patel**

Title: **Senior Vice President**

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 **Los Angeles** } S.S.

On **08/16/2024**, before me, **Stephanie Jo Schulte**, Notary Public, personally appeared **Nilesh Patel**, 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.

*Stephanie Jo Schulte*

Notary Public: **Stephanie Jo Schulte**  
My Commission Expires: **11/07/2026**  
Commission #: **2425551**

