

LINCOLN COUNTY, NV

2021-161457

\$37.00

Rec:\$37.00

10/04/2021 03:17 PM

FIRST AMERICAN TITLE INSURANCE COMPANY 2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

NEVADA

COUNTY OF LINCOLN

LOAN NO.: 3441709800

PARCEL NO. 003-181-01



WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

MAIL TAX STATEMENTS TO: LARRY NELSON

CALIENTE NV 890080000

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, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, is the current beneficiary of that certain Deed of Trust dated JANUARY 16, 2020, executed by LARRY D. NELSON AND RACHEL NELSON, HUSBAND AND WIFE, Trustor, to OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JANUARY 29, 2020 as Instrument No. 2020-158045 of the Official Records in the County Recorder's office of LINCOLN 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 SEPTEMBER 28, 2021.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY


MARIA PUNZO, 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 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: 20210922

QL80401201M - LR - NV



MIN: 100039034417098003

MERS PHONE: 1-888-679-6377

Attached to the Deed of Reconveyance dated September 28, 2021

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this **SEPTEMBER 28, 2021**.

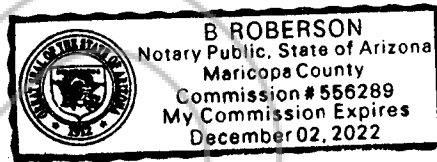
FIRST AMERICAN TITLE INSURANCE COMPANY

ERIC FERGUSON, VICE PRESIDENT

STATE OF ARIZONA COUNTY OF MARICOPA) ss.

On **SEPTEMBER 28, 2021**, before me, **B ROBERSON**, Notary Public, personally appeared **MARIA PUNZO, VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.

B ROBERSON (COMMISSION EXP. 12/02/2022)
NOTARY PUBLIC



STATE OF ARIZONA COUNTY OF MARICOPA) ss.

On **SEPTEMBER 28, 2021**, before me, **REBECCA FRITZ**, Notary Public, personally appeared **ERIC FERGUSON, VICE PRESIDENT** of **FIRST AMERICAN TITLE INSURANCE COMPANY**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.

REBECCA FRITZ (COMMISSION EXP. 05/12/2024)
NOTARY PUBLIC

