

DOC# 2019-0189070



May 20, 2019 09:28 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,  
SAN DIEGO COUNTY RECORDER  
FEES: \$92.00 (SB2 Atkins: \$75.00)

PAGES: 1

RECORDING REQUESTED BY

First American Title Insurance Company

RETURN TO:

First American Title Insurance Company

10011 S. Centennial Parkway #340

Sandy, UT 84070

Reference Number: 1048911-0001



**FULL RECONVEYANCE**

First American Title Insurance Company successor by merger to T.D. Service Company, authorized to conduct business in the State of California, 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 Trustee under said Trust Deed, which Trust Deed covers real property situated in San Diego County, State of California, described as follows:

Trustor(s): Kiet Chau, a single man

Beneficiary: Point Loma Credit Union

Recording in San Diego County, California on 8/25/2014 as Entry #: 2014-0363778 . .

APN: 311-155-24-00 .

In Witness Whereof, First American Title Insurance Company successor by merger to T.D. Service Company, as Trustee, has caused its Company name to be hereto affixed this 5/20/2019.

merger to T.D. Service Company

First American Title Insurance Company successor by

By: Lori Whitehead  
Lori Whitehead, Authorized Agent

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 UT )  
County of Salt Lake )

On 5/20/2019 before me, Elizabeth Thomsen, a notary public, personally appeared Lori Whitehead, 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 UT that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Elizabeth Thomsen

Signature  
699725 - 3/26/2022



[REQUESTED BY]  
NATIONWIDE TITLE CLEARING, INC.  
[WHEN RECORDED MAIL TO]  
PennyMac Loan Services, LLC  
C/O Nationwide Title Clearing,  
Inc. 2100 Alt. 19 North  
Palm Harbor, FL 34683

DOC# 2019-0028799



Jan 25, 2019 02:00 PM  
OFFICIAL RECORDS  
Ernest J. Dronenburg, Jr.,  
SAN DIEGO COUNTY RECORDER  
FEES: \$184.00 (SB2 Atkins: \$150.00)  
PCOR: N/A

PAGES: 1

Loan Number 8001082300

### SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST CALIFORNIA MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS, as the current beneficiary of that certain Deed of Trust executed by KIET CHAU (Trustor), and recorded 11/13/2013 in the Office of the Recorder of SAN DIEGO County, State of California, Doc # 2013-0672549, of Official Records, does in accordance with the provisions of said Deed of Trust hereby substitute NATIONWIDE TITLE CLEARING, INC. as Trustee in place and stead of the Trustee therein, and does hereby vest NATIONWIDE TITLE CLEARING, INC. as substituted Trustee with all rights, title, estate, power, duty and trusts conferred by said Deed of Trust;

WHEREAS the current beneficiary having represented to the Trustee that the obligation secured by said Deed of Trust has been fully paid and/or satisfied,

Dated this 24th day of January in the year 2019

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST CALIFORNIA MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

ALAN BAKER  
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

NOW THEREFORE, NATIONWIDE TITLE CLEARING, INC., as substituted Trustee, DOES HEREBY GRANT AND RECONVEY unto the parties entitled thereto, without warranty, all the estate and interest granted to said Trustee under said Deed of Trust in the lands therein described, situated in the County of SAN DIEGO, State of California. Reference being hereby made specifically to said Deed of Trust and the record thereof for a particular description of said lands.

NATIONWIDE TITLE CLEARING, INC.

FRANCIS DENARDO  
VICE PRESIDENT

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 24th day of January in the year 2019, by Alan Baker and Francis DeNardo as VICE PRESIDENT and VICE PRESIDENT, respectively, on behalf of their respective entities, who, as such VICE PRESIDENT and VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. They are personally known to me.

ALYSSA SAY  
COMM EXPIRES: 10/02/2022



ALYSSA SAY  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMM# GG249609  
EXPIRES: 10/2/2022

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
PNMRC 405705530 MIN 100256400010594456 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T231901-02:04:25 [C-1] ERCNCA61



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DOC# 2020-0147558



Mar 23, 2020 08:48 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$187.00 (SB2 Atkins: \$150.00)

PCOR: N/A

PAGES: 2

Recording Requested by &  
When Recorded Mail To:  
D'Chondra Hubbard  
Quicken Loans Inc.  
635 Woodward Ave.  
Detroit, MI 48226

Parcel No. 421-153-03-00

### Substitution of Trustee and Full Reconveyance

Loan Number: 3412838607

The undersigned, present beneficiary under that certain Deed of Trust dated September 11, 2018, executed by KIET CHAU AND HELEN LI CHAU, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, as Trustees to ALEXIS ALAN, as original Trustee for Mortgage Electronic Registration Systems, Inc. , as beneficiary, as nominee for QUICKEN LOANS INC., its successors and assigns recorded on September 13, 2018, in Document No. 2018-0379811, OR Book: --, PG: -- of official records of SAN DIEGO County, California, hereby Appoints and Substitutes the undersigned as the new Substituted Trustee thereunder in accordance with the terms and provisions contained therein, whose address is 1050 Woodward Ave, Detroit MI 48226-1906, and as such duly Appointed and Substituted Trustee thereunder, the undersigned does hereby Reconvey to the Person or Persons legally entitled thereto, without warranty, all the estate, title, and interest acquired by the Original Trustee and by the undersigned as the said Substituted Trustee under said Deed of Trust, wherever the text of this document so requires, the singular includes the plural.

Dated this March 6, 2020

SIGNED:

QUICKEN LOANS INC. as Beneficiary/Trustee

By: Pamela Alford  
Its: Authorized Agent

MIN: 100039034128386077  
MERS Phone: (888) 679-6377



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