

Unofficial Document

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WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402, PH. 208-528-9895

ARIZONA

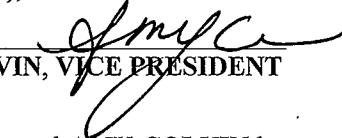
COUNTY OF MARICOPA



DEED OF RELEASE AND FULL RECONVEYANCE

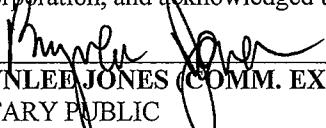
THE Undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, the current Beneficiary of that certain Deed of Trust described below, does hereby acknowledge that indebtedness secured by said Deed of Trust has been paid in full, and does hereby release and reconvey, without recourse, representation or warranty, expressed or implied to the persons legally entitled thereto, all of its right, title, and interest in and to the real estate described in said Deed of Trust, forever discharging the lien from said Deed of Trust. Said Deed of Trust executed by DAVID A. VALKANOFF AND CYNTHIA VALKANOFF, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, Trustor, to FIRST AMERICAN TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on MAY 02, 2025 as Instrument No. 20250251662 in the office of the County Recorder of MARICOPA County, State of ARIZONA and more particularly described in said Deed of Trust referred to herein.

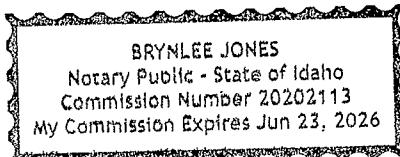
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed DECEMBER 01, 2025.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY


AMY COLVIN, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On DECEMBER 01, 2025, before me, BRYNLEE JONES, personally appeared AMY COLVIN known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


BRYNLEE JONES COMM. EXP. 06/23/2026
NOTARY PUBLIC



POD: 20251114

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Page 1 of 1



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MERS PHONE: 1-888-679-6377