

# Unofficial 20. Document

Recording Requested By:  
M&T Bank

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When Recorded Return To:  
Lien Release Dept  
M&T Bank  
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PO BOX 5178  
Buffalo, NY 14240

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## Release and Reconveyance of Deed of Trust

M&T Bank#: 0104411467 "VIVANCO" R16/169 0215301191 1373035263 Maricopa, Arizona

WHEREAS, the undersigned LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT

is the present Beneficiary of that certain Deed of Trust further described as:


Trustor: DAVID TORRES VIVANCO AN UNMARRIED MAN AND CLARA TORRES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AS HER SOLE AND SEPARATE PROPERTY

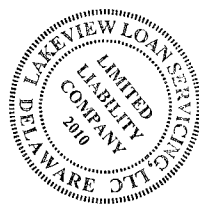
Original Beneficiary: JPMORGAN CHASE BANK, N.A.

Dated: 03-04-2015 Recorded: 03-11-2015 as Instrument No. 20150164088,  
Book/Reel/Liber N/A, Page/Folio N/A Rerecorded: 06-30-2015 as Instrument No.  
20150471323, Book/Reel/Liber N/A, Page/Folio N/A  
In the County of Maricopa State of Arizona

AND WHEREAS, the indebtedness secured by said Deed of Trust has been paid in full;  
NOW THEREFORE, the undersigned DOES HEREBY RECONVEY, without warranty,  
to the person or persons legally entitled thereto, the estate, title, and interest now held  
by it under said Deed of Trust in the said County, describing the land therein as more  
fully described in the said Deed of Trust.

LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT  
POA: 11/12/2015 in Instrument No.: 20150808594  
On December 2nd, 2025

By:   
Alan Myers, Vice President

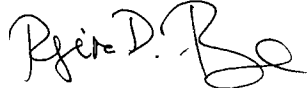


## Release and Reconveyance of Deed of Trust Page 2 of 2

STATE OF New York  
COUNTY OF Erie

On the 2nd day of December in the year 2025 before me, the undersigned, personally appeared Alan Myers, Vice President of LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,



Regina D. Brundage  
Notary Public State of New York  
Notary Expires: 4/15/2029 #01BR6279617  
Qualified in Erie County

REGINA D BRUNDAGE  
NOTARY PUBLIC STATE OF NEW YORK  
QUALIFIED IN ERIE COUNTY  
LIC. #01BR6279617  
COMM. EXP. 04/15/2029

Unofficial Document