

Unofficial 20. Document

Recording Requested By:
M&T Bank

17
So

When Recorded Return To:
Lien Release Dept
M&T Bank
7th Floor - Lien Release Dept.
PO BOX 5178
Buffalo, NY 14240

Release and Reconveyance of Deed of Trust

M&T Bank#: 4002702506 "CHRISTENSEN" S54/214 0235544075 4390511880
4390511880 Maricopa, Arizona

MIN #:100392411213830121 MERS Corporate Phone Number: 1-888-679-6377

WHEREAS, the undersigned MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ITS SUCCESSORS AND ASSIGNS is the present Beneficiary of that certain Deed of Trust further described as:

Trustor: AUSTIN CHRISTENSEN AND WYNTER CHRISTENSEN, HUSBAND AND WIFE


Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Dated: 08-15-2024 Recorded: 08-16-2024 as Instrument No. 20240436925,
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.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ITS SUCCESSORS AND ASSIGNS
On December 2nd, 2025

By: 
Alan Myers, Vice President

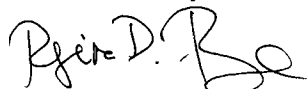


Release and Reconveyance of Deed of Trust Page 2 of 2

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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ITS SUCCESSORS AND ASSIGNS, 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