

# Unofficial Document

Prepared by/Record and Return to:

LIEN RELEASE

JPMORGAN CHASE BANK, N.A.  
700 KANSAS LANE, MAIL CODE LA4-3120  
MONROE, LA 71203  
Telephone Nbr: 1-866-756-8747

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## Deed of Release and Reconveyance Pursuant to Ariz. Rev. Stat. Sect. 33-707.

Whereas, the indebtedness secured by the Deed of Trust dated, **06/25/2021** executed by **THOMAS E MATHEIN AND MISTY L MATHEIN**, Trustor(s) to **WFG NATIONAL TITLE INSURANCE COMPANY**, Trustee, recorded on **06/30/2021** as **20210719908** in the Office of the County Recorder of **Maricopa County, Arizona**.

Property Address: **49011 N 7TH AVE, NEW RIVER, AZ 85087**

NOW THEREFORE, the undersigned, being the present Beneficiary under said Deed of Trust does hereby release and reconvey, without covenant or warranty, express or implied, unto the parties legally entitled thereto all right, title and interest which was heretofore acquired by said Trustee under said Deed of Trust, for the benefit of the Beneficiary.

Date: **12/01/2025**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS**



Angela Williams  
Vice President

STATE OF Louisiana  
COUNTY/PARISH OF Ouachita

On **12/01/2025**, before me appeared **Angela Williams**, to me personally known, who did say that s/he/they is (are) the **Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS**, and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).



**Brenda R. Davis - 126370**, Notary Public  
Lifetime Commission

Loan #: **4033641410**  
MIN, if applicable: **100853701043485712**  
MERS Phone, if applicable: **1-888-679-6377**  
MERS Address, if applicable: **P.O. Box 2026, Flint, MI 48501-2026**

**Brenda R Davis**  
**State of Louisiana**  
**Lifetime Commission**  
**Notary Public ID # 126370**