

# Unofficial 20 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 **KEVIN J. SCHROEDER AND AMBER L. SCHROEDER, 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 14, 2025** as Instrument No. **20250276164** 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.

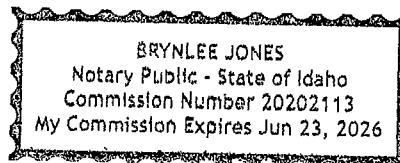
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed **DECEMBER 01, 2025**.  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY**

  
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



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MERS PHONE: 1-888-679-6377