

Mail After Recording to:

**PARTIAL RECONVEYANCE**  
(Loan Account #: 910004702271 )

As used in this Partial Reconveyance, the "Deed of Trust" refers to the following Deed of Trust:

**Deed of Trust Date:** May 11, 2020

**Original Grantor(s)/Trustor(s):** Westminster Presbyterian Church of Escondido

**Original Trustee(s):** Neuse, Incorporated

**Original Beneficiary(ies):** First Citizens Bank and Trust Company

**Recording Information:** The Deed of Trust was duly recorded as Instrument No. 2020-0253497 in Book \_\_\_\_\_ at Page \_\_\_\_\_ in the Official Records of \_\_\_\_\_ San Diego County, California.

First-Citizens Bank & Trust Company is the present owner and holder of all of the obligations secured by, and the present beneficiary under, the Deed of Trust. The undersigned is currently serving as Trustee or Substitute Trustee under the terms of the Deed of Trust.

At the request of the First-Citizens Bank & Trust Company, the undersigned Trustee or Substitute Trustee hereby reconveys to the person or persons legally entitled thereto, without covenant or warranty, express or implied, all right, title, interest and estate now held by the undersigned under and by virtue of the Deed of Trust in and to that property located in San Diego County, California, more particularly described as follows:

The indebtedness secured by the Deed of Trust has not been fully paid and satisfied. It is specifically understood and agreed that (i) this instrument shall apply only to so much of the lands as are herein expressly described and released and reconveyed, (ii) the Deed of Trust and all obligations secured thereby shall otherwise remain in full force and effect, and (iii) the remainder of the property described in the Deed of Trust shall remain subject to the lien of the Deed of Trust. The property described in the Deed of Trust not herein or heretofore released and reconveyed continues to be held by the trustee under the terms of the Deed of Trust.

The release of the lands described herein shall not result in the discharge, in whole or in part, of any person or party who is or may be liable in any capacity upon the obligations secured by the Deed of Trust, including, without limitation, makers, endorsers, guarantees and sureties. The owner and holder of the obligation secured by the Deed of Trust shall continue to possess all of the rights of a holder under the Uniform Commercial Code as adopted (and from time to time amended) in California and all other rights and remedies that such holder may have under applicable law. This partial reconveyance is made without affecting the personal liability of any person for payment of the obligations secured by the Deed of Trust.

Dated: November 15, 2022

TRUSTEE OR SUBSTITUTE TRUSTEE  
(If Corporate)

TRUSTEE OR SUBSTITUTE TRUSTEE  
(If Individual)

NEUSE, INCORPORATED  
Name of Trustee/Substitute Trustee

By: [Signature]  
Signature

\_\_\_\_\_  
Signature

Print or Type Name: LUKE MATTESON

Print or Type Name: \_\_\_\_\_

Title: \_\_\_\_\_ Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of San Diego

On November 17, 2022 before me, Melissa Winkenwader a Notary Public, personally appeared Luke Matteson, who proved to me on the basis of satisfactory evidence to be the person(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~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
[Signature]  
(SEAL) (Signature of Notary Public)

(Notary Seal)

Type or Print Name: Melissa Winkenwader

My Commission Expires: Sept 22, 2023



## LEGAL DESCRIPTION

For City of Escondido Boundary Adjustment

### PARCEL "2"

That portion of Lot 14 in Block 188 of the Subdivision of Rancho Rincon del Diablo, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 725 filed in the Office of the Recorder of said County August 13, 1892, described as follows:

Beginning at a point in the north line of Record of Survey Map No. 19747, filed in said Recorder's Office June 22, 2007, distant thereon South  $78^{\circ}59'24''$  West 131.20 feet from the northeast corner thereof, being also a point on the north line of said Lot 14; thence along said north line North  $78^{\circ}59'24''$  East 131.20 feet to said northeast corner; thence leaving said north line South  $14^{\circ}57'32''$  East along the east line of said Record of Survey Map 138.26 feet; thence leaving said east line South  $82^{\circ}55'06''$  West 94.13 feet; thence North  $59^{\circ}47'42''$  West 51.09 feet; thence North  $15^{\circ}54'31''$  West 98.18 feet more or less to the point of beginning.

APN : 234-390-02-00

FIRST CITIZENS BANK GENERAL LEDGER CREDIT

ACCOUNT NAME  
 Title and Recording GIL.  
 REASONS  
 Client -  
 Westminster Presbyterian

DATE  
 11/18/22  
 BRANCH / DEPT. MAIL CODE  
 764, Carlsbad  
 PREPARED BY  
 [Signature]  
 USER ID  
 42418  
 APPROVED BY  
 [Signature]  
 USER ID  
 42304

21-94102M (02/17)

ID NO.

GL NO. (7 digits) BRANCH / LOCATION NO. (5 digits)

RESPONSIBILITY CENTER

\* [ ] \* 4404419 00 \* 998502  
 \$ [ ] 1000.00

⑈51600100⑈

FIRST CITIZENS BANK CHECKING/SAVINGS ACCOUNT DEBIT MEMO ADVISE

DATE  
 11/18/22  
 PREPARED BY  
 [Signature]  
 APPROVED BY  
 [Signature]  
 ACCOUNT NUMBER

10435529

DESCRIPTION

\* 001064425256

Title & Recording fee's for  
 Partial Release Recon for SFR.

NAME:

Westminster Presbyterian  
 Church of Escondido

AMOUNT

\$ [ ] 1000.00

POD

⑈10435529⑈ ⑈500901007⑈