

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***

*** ELECTRONICALLY RECORDED DOCUMENT ***

Instrument #: 2026001142
Receipt Number: 220945 Return To:
Recorded As: EREC-SATISFACTION
Recorded On: January 16, 2026
Recorded At: 09:50:37 AM Received From: CSC
Recorded By: NW Parties:
Book/Page: RB 16354: 25 - 27 Direct- RIVERO, EFMAM J ULLOA
Total Pages: 3 Indirect- MORTGAGE ELECTRONIC REGISTRATION

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

SOUTH CAROLINA

COUNTY OF DORCHESTER

LOAN NO.: 4001287212

WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402, PH.

208-528-9895

**MORTGAGE OR DEED OF TRUST SATISFACTION**

(Pursuant to Section 29-3-330(B)(3) of the South Carolina Code of Laws, 1976)

The undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** ("MERS"), AS **MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, ITS SUCCESSORS AND ASSIGNS**, located at **P.O. BOX 2026, FLINT, MICHIGAN 48501-2026**, being the Mortgagee of record, the Trustee of a Deed of Trust, or the legal representative, agent or officer, or attorney-in-fact of the Mortgagee of record or the Trustee of the Trust, under a written agreement duly recorded, of either of the foregoing, states:

The debt secured by the Mortgage or Deed of Trust in the original amount of **\$204,232.00** dated **DECEMBER 27, 2019** executed by **EFMAM J ULLOA RIVERO AND GRACE J QUINTERO MUÑOZ, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT TENANTS IN COMMON**, Original Mortgagor or Trustor, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** ("MERS"), AS **MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, ITS SUCCESSORS AND ASSIGNS**, Original Mortgagee or Beneficiary, recorded in the Office of the Clerk or Register of Deeds in and for the County of **DORCHESTER**, State of **SOUTH CAROLINA**, on **DECEMBER 30, 2019** in Book **RB 12253** at Page **299** as Instrument No. **2019032137** is:

paid in full and the lien or the foregoing instrument has been released; or
 the lien of the foregoing instrument has been released.

LEGAL DESCRIPTION: AS DESCRIBED IN SAID MORTGAGE

The Clerk of Court or Register of Deeds may enter this cancellation into record.

Under penalties of perjury, I declare that I have examined this document on this **14** day of **JANUARY, 2026** and, to the best of my knowledge and belief, it is true, correct, and complete.

Witness my/our hand this **JANUARY 14, 2026**.**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE**

Tawnya Rainey
TAWNYA RAINY, VICE PRESIDENT

Diane Dahlke
DIANE DAHLKE, Witness

Katherine Larrea, Witness

POD: 20260106

CM8060119IM - LR - SC



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MIN: 100032412194462898

MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JANUARY 14, 2026, before me, TRACY ALBERTSON, personally appeared TAWNYA RAINY known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE 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.

Tracy Albertson
TRACY ALBERTSON (COMMISSION EXP.
03/29/2031)
NOTARY PUBLIC

