

DOUGLAS COUNTY, NV

2016-890383

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\$18.00

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11/09/2016 02:52 PM

NATIONWIDE TITLE CLEARING INC.

KAREN ELLISON, RECORDER

The undersigned does hereby affirm that this document submitted for recording does not contain personal information about any person.

When Recorded Mail To:  
Wells Fargo Home Mortgage  
C/O Nationwide Title Clearing,  
Inc. 2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan #: 0484107412  
Parcel #: 1420-33-701-010

### SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, **WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE, FSB FKA WORLD SAVINGS BANK, FSB**, as the current beneficiary of that certain Deed of Trust executed by **RICHARD J BIAGINI AND PAMELA BIAGINI** (Trustor), and recorded 05/10/2006 in the Office of the Recorder of **DOUGLAS** County, State of **Nevada**, **Book 0506, Page 4244 and Doc # 0674567**, of Official Records, does in accordance with the provisions of said Deed of Trust hereby substitute **WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION** as Trustee in place and stead of the Trustee therein, and does hereby vest **WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION** as substituted Trustee with all rights, title, estate, power, duty and trusts conferred by said Deed of Trust;

**Dated this 09th day of November in the year 2016**

**WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE, FSB FKA WORLD SAVINGS BANK, FSB**



**REBECCA PASCARELLA**

**VICE PRESIDENT LOAN DOCUMENTATION**

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 09th day of November in the year 2016, by Rebecca Pascarella as VICE PRESIDENT LOAN DOCUMENTATION for WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE, FSB FKA WORLD SAVINGS BANK, FSB, who, as such VICE PRESIDENT LOAN DOCUMENTATION being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she they is (are) personally known to me.



**SHEILAH MORRIS**

**COMM EXPIRES: 10/13/2020**



**SHEILAH MORRIS**

Notary Public - State of Florida

My Commission #GG 38533

Expires October 13, 2020

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
WFHRC 396736065 WMSA DOCR T091611-06:58:08 [C-1] ERCNNV61



\*D0019587202\*

Loan #: 0484107412  
Parcel #: 1420-33-701-010

WHEREAS, WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE, FSB FKA WORLD SAVINGS BANK, FSB as the current Beneficiary of the certain Deed of Trust granted by RICHARD J BIAGINI AND PAMELA BIAGINI as the Trustor, and recorded 05/10/2006 in the Office of the Recorder of DOUGLAS County, State of Nevada, under Book 0506, Page 4244 and Doc # 0674567, of Official Records, has appointed WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION as substituted Trustee in accordance with the provisions of said Deed of Trust;

WHEREAS the current beneficiary having represented to the Trustee that the obligation secured by said Deed of Trust has been fully paid and/or satisfied,

NOW THEREFORE, WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, as substituted Trustee, DOES HEREBY GRANT AND RECONVEY unto the parties entitled thereto, without warranty, all the estate and interest granted to said Trustee under said Deed of Trust in the lands therein described, situated in the County of DOUGLAS, State of Nevada. Reference being hereby made specifically to said Deed of Trust and the record thereof for a particular description of said lands.

Dated this 09th day of November in the year 2016  
WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION



ALAN BAKER  
TITLE OFFICER

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 09th day of November in the year 2016, by Alan Baker as Title Officer for WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, who, as such Title Officer being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



SHEILAH MORRIS  
COMM EXPIRES: 10/13/2020



SHEILAH MORRIS  
Notary Public - State of Florida  
My Commission #GG 38533  
Expires October 13, 2020

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