

DOUGLAS COUNTY, NV

2017-900962

Rec:\$18.00

\$18.00

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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 Number 0541233227
Parcel #: 132033816005

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WATERMARK CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS**, as the current beneficiary of that certain Deed of Trust executed by **DONALD R BROADWELL AND DARLENE BROADWELL** (Trustor), and recorded 10/05/2016 in the Office of the Recorder of **DOUGLAS** County, State of **Nevada**, **Doc # 2016-888653**, 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 03rd day of July in the year 2017

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WATERMARK CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS

Chelsea Lemos

CHELSEA LEMOS

VICE PRESIDENT

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 03rd day of July in the year 2017, by Chelsea Lemos as VICE PRESIDENT for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WATERMARK CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she they is (are) personally known to me.

Elizabeth A. Mustard
ELIZABETH A. MUSTARD-NOTARY PUBLIC

COMM EXPIRES: 08/27/2019



ELIZABETH A. MUSTARD
Notary Public - State of Florida
My Comm. Expires August 27, 2019
Commission # FF 224631

Document Prepared By: **E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152**
WFHRC 399350978 MIN 100981231251302909 MERS PHONE 1-888-679-6377 MERS Mailing Address:
P.O. Box 2026, Flint, MI 48501-2026 DOCR T011707-08:25:19 [C-2] ERCNNV61



D0024164328

Loan Number 0541233227
Parcel #: 132033816005


WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WATERMARK CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS as the current Beneficiary of the certain Deed of Trust granted by DONALD R BROADWELL AND DARLENE BROADWELL as the Trustor, and recorded 10/05/2016 in the Office of the Recorder of DOUGLAS County, State of Nevada, under Doc # 2016-888653, 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 03rd day of July in the year 2017

WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION



DEBORAH WEBB
TITLE OFFICER

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 03rd day of July in the year 2017, by Deborah Webb 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.



ELIZABETH A. MUSTARD-NOTARY PUBLIC
COMM EXPIRES: 08/27/2019



ELIZABETH A. MUSTARD
Notary Public - State of Florida
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