

DOUGLAS COUNTY, NV

2017-901353

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07/14/2017 09:37 AM

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:  
Ditech Financial LLC  
C/O Nationwide Title Clearing,  
Inc. 2100 Alt. 19 North  
Palm Harbor, FL 34683

Parcel #: 1220-21-810-158



### SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR AMERICAN BROKERS CONDUIT, ITS SUCCESSORS AND ASSIGNS**, as the current beneficiary of that certain Deed of Trust executed by **LONNY L. SMITH AND DEBRA S. SMITH** (Trustor), and recorded 09/26/2006 in the Office of the Recorder of **DOUGLAS** County, State of **Nevada**, **Book 0906, Page 8900 and Doc # 0685208**, of Official Records, does in accordance with the provisions of said Deed of Trust hereby substitute **NATIONWIDE TITLE CLEARING, INC.** as Trustee in place and stead of the Trustee therein, and does hereby vest **NATIONWIDE TITLE CLEARING, INC.** as substituted Trustee with all rights, title, estate, power, duty and trusts conferred by said Deed of Trust;

**Dated this 14th day of July in the year 2017**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR AMERICAN BROKERS CONDUIT, ITS SUCCESSORS AND ASSIGNS**

TIFFANY HANSEN

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 14th day of July in the year 2017, by Tiffany Hansen as VICE PRESIDENT for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR AMERICAN BROKERS CONDUIT, 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.

CYNTHIA ALBANO

COMM EXPIRES: 08/01/2020



CYNTHIA ALBANO

Notary Public - State of Florida

My Comm. Expires August 1, 2020

Commission # GG001222

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
GTSRC 399310297 MIN 100024200014310045 MERS PHONE 1-888-679-6377 MERS Mailing Address:  
P.O. Box 2026, Flint, MI 48501-2026 DOCR T141707-07:49:40 [C-2] ERCNNV61



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**Parcel #: 1220-21-810-158**

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR AMERICAN BROKERS CONDUIT, ITS SUCCESSORS AND ASSIGNS as the current Beneficiary of the certain Deed of Trust granted by LONNY L. SMITH AND DEBRA S. SMITH as the Trustor, and recorded 09/26/2006 in the Office of the Recorder of DOUGLAS County, State of Nevada, under Book 0906, Page 8900 and Doc # 0685208, of Official Records, has appointed NATIONWIDE TITLE CLEARING, INC. 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, NATIONWIDE TITLE CLEARING, INC., 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.

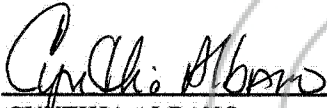
**Dated this 14th day of July in the year 2017**  
**NATIONWIDE TITLE CLEARING, INC.**



\_\_\_\_\_  
**PATRICK MCCABE**  
**VICE PRESIDENT**

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 14th day of July in the year 2017, by Patrick McCabe as VICE PRESIDENT for NATIONWIDE TITLE CLEARING, INC., 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.



\_\_\_\_\_  
**CYNTHIA ALBANO**

**COMM EXPIRES: 08/01/2020**



**CYNTHIA ALBANO**  
Notary Public - State of Florida  
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