

DOUGLAS COUNTY, NV

2019-936603

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\$35.00

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10/15/2019 08:19 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:  
Wells Fargo Home Mortgage  
C/O Nationwide Title Clearing,  
Inc. 2100 Alt. 19 North  
Palm Harbor, FL 34683

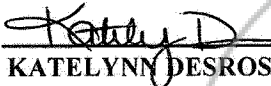
**Loan Number 0416184869**  
**Parcel #: 1420-18-212-001**

## SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **BENEFICIARY, AS NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY, INC., NMLS NUMBER 1786, ITS SUCCESSORS AND ASSIGNS**, as the current beneficiary of that certain Deed of Trust executed by **NICHOLAS JAMES COFFRON AND NOVA CHRISTINE WOOD** (Trustor), and recorded 07/03/2012 in the Office of the Recorder of **DOUGLAS** County, State of **Nevada, Doc # 805084**, of Official Records, does in accordance with the provisions of said Deed of Trust hereby substitute **WELLS FARGO NATIONAL BANK WEST** as Trustee in place and stead of the Trustee therein, and does hereby vest **WELLS FARGO NATIONAL BANK WEST** as substituted Trustee with all rights, title, estate, power, duty and trusts conferred by said Deed of Trust;

**Dated this 14th day of October in the year 2019**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY, INC., NMLS NUMBER 1786, ITS SUCCESSORS AND ASSIGNS**




**KATELYNN DESROSIERS**  
**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 October in the year 2019, by Katelynn Desrosiers as VICE PRESIDENT for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY, INC., NMLS NUMBER 1786, 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.



**VICKY MCCOY**  
**COMM EXPIRES: 12/18/2022**



**VICKY MCCOY**  
**NOTARY PUBLIC**  
**STATE OF FLORIDA**  
**COMM# GG285301**  
**EXPIRES: 12/18/2022**

**Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152**  
WFHRC 408518250 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100070300008344373 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T141910-11:25:09 [C-2] ERCNNV61



\*D0042113298\*


Loan Number 0416184869  
Parcel #: 1420-18-212-001

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY, INC., NMLS NUMBER 1786, ITS SUCCESSORS AND ASSIGNS as the current Beneficiary of the certain Deed of Trust granted by NICHOLAS JAMES COFFRON AND NOVA CHRISTINE WOOD as the Trustor, and recorded 07/03/2012 in the Office of the Recorder of DOUGLAS County, State of Nevada, under Doc # 805084, of Official Records, has appointed WELLS FARGO NATIONAL BANK WEST 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 NATIONAL BANK WEST, 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 October in the year 2019  
WELLS FARGO NATIONAL BANK WEST

  
\_\_\_\_\_  
ZOE LEE  
TITLE OFFICER

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 14th day of October in the year 2019, by Zoe Lee as Title Officer for WELLS FARGO NATIONAL BANK WEST, 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.

  
\_\_\_\_\_  
VICKY MCCOY  
COMM EXPIRES: 12/18/2022



VICKY MCCOY  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMM# GG285301  
EXPIRES: 12/18/2022

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