

DOUGLAS COUNTY, NV

2020-944223

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\$40.00

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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 0554724195
Parcel #: 1121-05-511-007

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC, ITS SUCCESSORS AND ASSIGNS, as the current beneficiary of that certain Deed of Trust executed by MITCHELL D POWELL AND ANGELA L POWELL, TRUSTEES OF THE POWELL FAMILY TRUST INITIALLY ESTABLISHED NOVEMBER 24TH 2003 (Trustor), and recorded 11/25/2013 in the Office of the Recorder of DOUGLAS County, State of Nevada, Book 1113, Page 5481 and Doc # 834574, 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 01st day of April in the year 2020

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC, ITS SUCCESSORS AND ASSIGNS

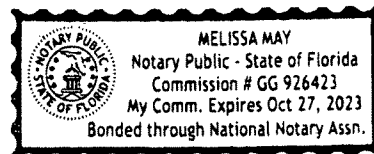
ALVARO ZELEDON
VICE PRESIDENT

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 by means of physical presence or online notarization on this 01st day of April in the year 2020, by Alvaro Zeledon as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL RESOURCES, 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.

MELISSA MAY
COMM EXPIRES: 10/27/2023



Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
WFHRC 411667460 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
10033630000988391 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T012004-12:41:14 [C-2] ERCNNV61



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Loan Number 0554724195
Parcel #: 1121-05-511-007

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC, ITS SUCCESSORS AND ASSIGNS as the current Beneficiary of the certain Deed of Trust granted by MITCHELL D POWELL AND ANGELA L POWELL, TRUSTEES OF THE POWELL FAMILY TRUST INITIALLY ESTABLISHED NOVEMBER 24TH 2003 as the Trustor, and recorded 11/25/2013 in the Office of the Recorder of DOUGLAS County, State of Nevada, under Book 1113, Page 5481 and Doc # 834574, 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.

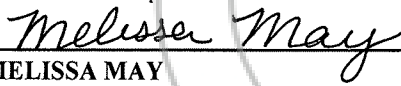
Dated this 01st day of April in the year 2020
WELLS FARGO NATIONAL BANK WEST



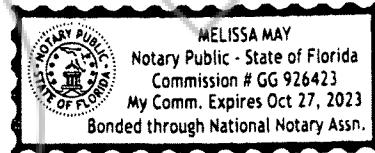
ERCILIA GREEN
TITLE OFFICER

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 01st day of April in the year 2020, by Ercilia Green as Title Officer of 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.



MELISSA MAY
COMM EXPIRES: 10/27/2023



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