

DOUGLAS COUNTY, NV

2020-953343

Rec:\$40.00

\$40.00

Pgs=2

09/25/2020 11:09 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 0541123444  
Parcel #: 1220-16-610-003

### SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR HOMEOWNERS FINANCIAL GROUP USA, LLC, ITS SUCCESSORS AND ASSIGNS, as the current beneficiary of that certain Deed of Trust executed by SARAH A RUSSELL AND BRANDON J RUSSELL (Trustor), and recorded 09/20/2016 in the Office of the Recorder of DOUGLAS County, State of Nevada, Doc # 2016-887808, 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 25th day of September in the year 2020

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR HOMEOWNERS FINANCIAL GROUP USA, LLC, ITS SUCCESSORS AND ASSIGNS

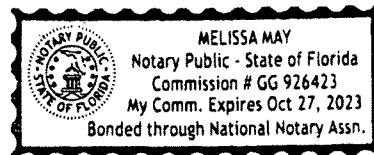
MELISSA DENNEY  
VICE PRESIDENT

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 [X] physical presence or [ ] online notarization on this 25th day of September in the year 2020, by Melissa Denney as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR HOMEOWNERS FINANCIAL GROUP USA, LLC, 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 416528151 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100377513001163687 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T252009-01:02:23 [C-2] ERCNNV61



\*D0058953890\*

Loan Number 0541123444  
Parcel #: 1220-16-610-003

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR HOMEOWNERS FINANCIAL GROUP USA, LLC, ITS SUCCESSORS AND ASSIGNS as the current Beneficiary of the certain Deed of Trust granted by SARAH A RUSSELL AND BRANDON J RUSSELL as the Trustor, and recorded 09/20/2016 in the Office of the Recorder of DOUGLAS County, State of Nevada, under Doc # 2016-887808, 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 25th day of September in the year 2020  
WELLS FARGO NATIONAL BANK WEST

*Hanna Winer*

HANNA WINER

TITLE OFFICER

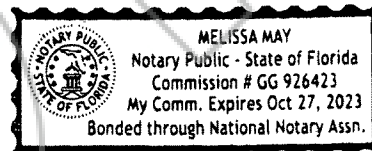
STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 25th day of September in the year 2020, by Hanna Winer 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*

MELISSA MAY

COMM EXPIRES: 10/27/2023



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