

DOUGLAS COUNTY, NV **2021-972132**
Rec:\$40.00
\$40.00 Pgs=2 **08/06/2021 10:57 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 0604961987
Parcel #: 1220-16-610-108

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **BENEFICIARY, AS NOMINEE FOR AXIA FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS**, as the current beneficiary of that certain Deed of Trust executed by **TONIA R ANDREE AND TRAVIS D ANDREE** (Trustor), and recorded 06/11/2020 in the Office of the Recorder of **DOUGLAS** County, State of **Nevada, Doc # 2020-947504**, 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 06th day of August in the year 2021

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



MACKENZIE EICHEN
VICE PRESIDENT

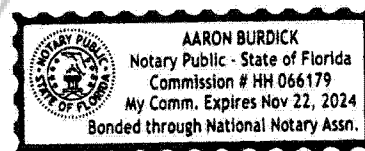
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 06th day of August in the year 2021, by Mackenzie Eichen as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AXIA FINANCIAL, 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.



AARON BURDICK
COMM EXPIRES: 11/22/2024



Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
WFHRC 426558964 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
100656400010520226 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T062108-12:19:23 [C-2] ERCNNV61



D0082235160


Loan Number 0604961987
Parcel #: 1220-16-610-108

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AXIA FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS as the current Beneficiary of the certain Deed of Trust granted by TONIA R ANDREE AND TRAVIS D ANDREE as the Trustor, and recorded 06/11/2020 in the Office of the Recorder of DOUGLAS County, State of Nevada, under Doc # 2020-947504, 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,

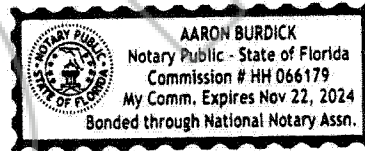
NOW THEREFORE, WELLS FARGO NATIONAL BANK WEST, as substituted Trustee, DOES HEREBY GRANT AND RECONVEY unto the parties entitled thereto, without warranty, all the estate and interest granted to said Trustee under said Deed of Trust in the lands therein described, situated in the County of DOUGLAS, State 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 06th day of August in the year 2021
WELLS FARGO NATIONAL BANK WEST


SHANNON MCKINNEY
VICE PRESIDENT LOAN DOCUMENTATION

STATE OF FLORIDA COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 06th day of August in the year 2021, by Shannon McKinney as VICE PRESIDENT LOAN DOCUMENTATION of WELLS FARGO NATIONAL BANK WEST, who, as such VICE PRESIDENT LOAN DOCUMENTATION being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.


AARON BURDICK
COMM EXPIRES: 11/22/2024



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