

DOUGLAS COUNTY, NV

2021-972877

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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:
Shellpoint Mortgage Servicing
C/O Nationwide Title Clearing,
Inc. 2100 Alt. 19 North
Palm Harbor, FL 34683
Parcel #: 1318-23-311-006

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **BENEFICIARY, AS NOMINEE FOR CAPITAL ONE, N.A., ITS SUCCESSORS AND ASSIGNS**, as the current beneficiary of that certain Deed of Trust executed by **XAVIER AVAT** (Trustor), and recorded 03/10/2017 in the Office of the Recorder of **DOUGLAS** County, State of **Nevada**, **Doc # 2017-895793**, 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 23rd day of August in the year 2021

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CAPITAL ONE, N.A., ITS SUCCESSORS AND ASSIGNS

Jackelynn Medero

JACKELYNN MEDERO

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 23rd day of August in the year 2021, by Jackelynn Medero as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CAPITAL ONE, N.A., 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.

Julie Martens

JULIE MARTENS

COMM EXPIRES: 5/22/2022



JULIE MARTENS
Notary Public - State of Florida
Commission # GG 221059
My Comm. Expires May 22, 2022
Bonded through National Notary Assn.

Document Prepared By: **Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152**
SPTRC 426771517 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
100015320033228043 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T232108-12:16:08 [C-2] ERCNNV61



D0083095112


Parcel #: 1318-23-311-006

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CAPITAL ONE, N.A., ITS SUCCESSORS AND ASSIGNS as the current Beneficiary of the certain Deed of Trust granted by XAVIER AVAT as the Trustor, and recorded 03/10/2017 in the Office of the Recorder of DOUGLAS County, State of Nevada, under Doc # 2017-895793, 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.

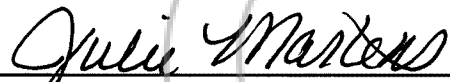
Dated this 23rd day of August in the year 2021
NATIONWIDE TITLE CLEARING, INC.



JUSTIN BORKOWSKI
VICE PRESIDENT

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 23rd day of August in the year 2021, by Justin Borkowski as VICE PRESIDENT of 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.



JULIE MARTENS
COMM EXPIRES: 5/22/2022



JULIE MARTENS
Notary Public - State of Florida
Commission # GG 221059
My Comm. Expires May 22, 2022
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Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
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