

DOUGLAS COUNTY, NV

2022-983975

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NATIONWIDE TITLE CLEARING, LLC

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,  
LLC 2100 Alt. 19 North  
Palm Harbor, FL 34683

Parcel ID Number 1320-02-002-036

### SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ON Q FINANCIAL, INC, ITS SUCCESSORS AND ASSIGNS, as the current beneficiary of that certain Deed of Trust executed by RYAN WAGONER AND LEANNE WAGONER (Trustor), and recorded 12/23/2019 in the Office of the Recorder of DOUGLAS County, State of Nevada, Doc # 2019-940071, of Official Records, does in accordance with the provisions of said Deed of Trust hereby substitute NATIONWIDE TITLE CLEARING, LLC as Trustee in place and stead of the Trustee therein, and does hereby vest NATIONWIDE TITLE CLEARING, LLC as substituted Trustee with all rights, title, estate, power, duty and trusts conferred by said Deed of Trust;

Dated this 14th day of April in the year 2022

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

*W Baughman*

WENDELL BAUGHMAN III

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 14th day of April in the year 2022, by Wendell Baughman III as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ON Q FINANCIAL, 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.

*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 431943792 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100418500021486264 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T142204-12:17:36 [C-2] ERCNNV61



\*D0092945754\*

**Parcel ID Number 1320-02-002-036**

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ON Q FINANCIAL, INC, ITS SUCCESSORS AND ASSIGNS as the current Beneficiary of the certain Deed of Trust granted by RYAN WAGONER AND LEANNE WAGONER as the Trustor, and recorded 12/23/2019 in the Office of the Recorder of DOUGLAS County, State of Nevada, under Doc # 2019-940071, of Official Records, has appointed NATIONWIDE TITLE CLEARING, LLC 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, LLC, 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.

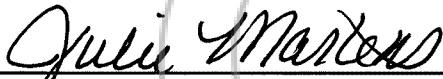
**Dated this 14th day of April in the year 2022**  
**NATIONWIDE TITLE CLEARING, LLC**



\_\_\_\_\_  
**SUSAN HICKS**  
**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 14th day of April in the year 2022, by Susan Hicks as VICE PRESIDENT of NATIONWIDE TITLE CLEARING, LLC, 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  
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