

DOUGLAS COUNTY, NV

2022-987804

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07/25/2022 10:03 AM

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:
Nationstar Mortgage LLC
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683


Loan Number 0630115285
Parcel ID Number 1220-21-510-076

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ONEWEST BANK, FSB, ITS SUCCESSORS AND ASSIGNS, as the current beneficiary of that certain Deed of Trust executed by SHARON FAYE WIX, TRUSTEE OF THE SHARON FAYE WIX TRUST, DATED OCTOBER 29, 1998 (Trustor), and recorded 01/30/2013 in the Office of the Recorder of DOUGLAS County, State of Nevada, Doc # 817237, 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 25th day of July in the year 2022


MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ONEWEST BANK, FSB, ITS SUCCESSORS AND ASSIGNS

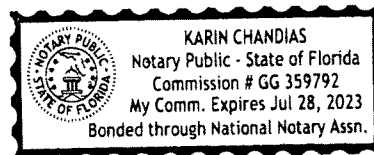

ANNETTE MCELROY
VICE PRESIDENT

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 July in the year 2022, by Annette McElroy as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ONEWEST BANK, FSB, 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.


KARIN CHANDIAS
COMM EXPIRES: 07/28/2023



Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
NSMRC 433418190 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MRC MIN
100817101400085038 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T252207-12:17:09 [C-2] ERCNNV61



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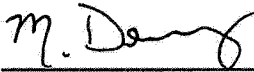
Loan Number 0630115285
Parcel ID Number 1220-21-510-076

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ONEWEST BANK, FSB, ITS SUCCESSORS AND ASSIGNS as the current Beneficiary of the certain Deed of Trust granted by SHARON FAYE WIX, TRUSTEE OF THE SHARON FAYE WIX TRUST, DATED OCTOBER 29, 1998 as the Trustor, and recorded 01/30/2013 in the Office of the Recorder of DOUGLAS County, State of Nevada, under Doc # 817237, 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 25th day of July in the year 2022
NATIONWIDE TITLE CLEARING, LLC



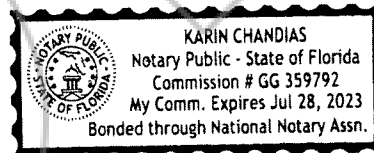
MELISSA DENNEY
VICE PRESIDENT

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 July in the year 2022, by Melissa Denney 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.



KARIN CHANDIAS
COMM EXPIRES: 07/28/2023



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