

DOUGLAS COUNTY, NV

2023-994475

Rec:\$40.00

\$40.00

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03/06/2023 08:32 AM

NATIONWIDE TITLE CLEARING, LLC

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

Loan Number 0507850154
Parcel ID Number 122016210090

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, **WELLS FARGO BANK, N.A.**, as the current beneficiary of that certain Deed of Trust executed by **JOHN M GARDEN AND BOBBIE D GARDEN, AS TRUSTEES OF THE GARDEN FAMILY TRUST DATED MARCH 4, 2003 AND BOBBIE D GARDEN AND JOHN M GARDEN** (Trustor), and recorded 05/24/2017 in the Office of the Recorder of **DOUGLAS** County, State of **Nevada**, **Doc # 2017-899022**, 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 02nd day of March in the year 2023
WELLS FARGO BANK, N.A.

SUSAN HICKS

VICE PRESIDENT LOAN DOCUMENTATION

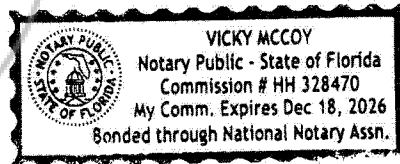
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 02nd day of March in the year 2023, by Susan Hicks as VICE PRESIDENT LOAN DOCUMENTATION of WELLS FARGO BANK, N.A., 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.

VICKY MCCOY

COMM EXPIRES: 12/18/2026



WFHRC 435942983 DOCR T022303-12:16:22 [C-2] ERCNNV61



D0099712912

**Loan Number 0507850154
Parcel ID Number 122016210090**

WHEREAS, **WELLS FARGO BANK, N.A.** as the current Beneficiary of the certain Deed of Trust granted by **JOHN M GARDEN AND BOBBIE D GARDEN, AS TRUSTEES OF THE GARDEN FAMILY TRUST DATED MARCH 4, 2003 AND BOBBIE D GARDEN AND JOHN M GARDEN** as the Trustor, and recorded 05/24/2017 in the Office of the Recorder of **DOUGLAS** County, State of **Nevada**, under **Doc # 2017-899022**, 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 02nd day of March in the year 2023
WELLS FARGO NATIONAL BANK WEST**



TRACY ROGERS

VICE PRESIDENT LOAN DOCUMENTATION

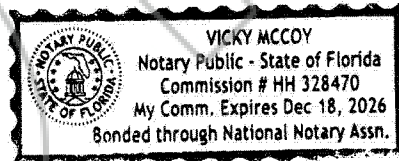
STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 02nd day of March in the year 2023, by Tracy Rogers 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.



VICKY MCCOY

COMM EXPIRES: 12/18/2026



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