

DOUGLAS COUNTY, NV

2023-998477

Rec:\$40.00

\$40.00

Pgs=2

07/13/2023 11:46 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:
Citizens Bank, N.A.
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683

Loan # 4242078816

Parcel ID Number: 1220-16-311-003



SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, ITS SUCCESSORS AND ASSIGNS, as the current beneficiary of that certain Deed of Trust executed by WILLIAM BRADLEY LITTLE AND ERIKA LITTLE, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (Trustor), and recorded on 06/03/2016 in the Office of the Recorder of DOUGLAS County, State of NEVADA, Doc # 2016-881691, of Official Records, does in accordance with the provisions of said Deed of Trust hereby substitute Citizens Bank, N.A. as Trustee in place and stead of the Trustee therein, and does hereby vest Citizens Bank, N.A. as substituted Trustee with all rights, title, estate, power, duty and trusts conferred by said Deed of Trust;

Dated this 13th day of July in the year 2023

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

Lisa L. Coleman VICE PRESIDENT

COMMONWEALTH OF VIRGINIA COUNTY OF HENRICO

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notorization on this 13th day of July in the year 2023 by Lisa L. Coleman as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, ITS SUCCESSORS AND ASSIGNS. He/she/they is (are) personally known to me.

Angelia D Jones
Notary Public - COMMONWEALTH OF VIRGINIA
Commission expires: 08/31/2027



Angelia D Jones
Commonwealth of Virginia
Notary Public
Commission No. 254179
My Commission Expires 8/31/2027

CBRPD 438381462 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100092210001056375 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 T122307-10:11:44 [C-2] ERCNNV61



D0101511381

Loan # 4242078816

Parcel ID Number: 1220-16-311-003



WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, ITS SUCCESSORS AND ASSIGNS as the current Beneficiary of the certain Deed of Trust granted by **WILLIAM BRADLEY LITTLE AND ERIKA LITTLE, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** as the Trustor, and recorded on 06/03/2016 in the Office of the Recorder of **DOUGLAS** County, State of **NEVADA**, under **Doc # 2016-881691**, of Official Records, has appointed Citizens Bank, N.A. 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, **Citizens Bank, N.A.**, 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 13th day of July in the year 2023
Citizens Bank, N.A.


Linda B. Jennings OFFICER

STATE OF VIRGINIA COUNTY OF HENRICO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 13th day of July in the year 2023 by Linda B. Jennings as OFFICER of Citizens Bank, N.A.. He/she/they is (are) personally known to me.



Wendy Denise Marrow
Notary Public - State of VIRGINIA
Commission expires: 09/30/2023

WENDY DENISE MARROW, NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION #113569
MY COMMISSION EXPIRES 9/30/2023

CBRPD 438381462 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
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