

DOUGLAS COUNTY, NV

2023-999449

Rec:\$40.00

\$40.00

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08/14/2023 08:28 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:
Shellpoint Mortgage Servicing
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683

Parcel ID Number 1320-33-717-037

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS, as the current beneficiary of that certain Deed of Trust executed by KEVIN R KRATZ, TRUSTEE, OR HIS SUCCESSORS IN TRUST UNDER THE KEVIN R KRATZ 2007 REVOCABLE LIVING TRUST, DATED MAY 16, 2007 AND ANY AMENDMENTS THERETO (Trustor), and recorded 09/24/2014 in the Office of the Recorder of DOUGLAS County, State of Nevada, Doc # 849795, 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 08th day of August in the year 2023

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

MACKENZIE EICHEN
VICE PRESIDENT

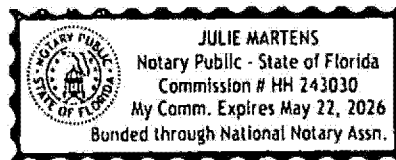
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 08th day of August in the year 2023, by Mackenzie Eichen as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CITIBANK, 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

COMM EXPIRES: 5/22/2026



SPTRC 438728435 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100011511239578769 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T082308-09:14:57 [C-2] ERCNNV61



D0101930394

Parcel ID Number 1320-33-717-037

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS as the current Beneficiary of the certain Deed of Trust granted by KEVIN R KRATZ, TRUSTEE, OR HIS SUCCESSORS IN TRUST UNDER THE KEVIN R KRATZ 2007 REVOCABLE LIVING TRUST, DATED MAY 16, 2007 AND ANY AMENDMENTS THERETO as the Trustor, and recorded 09/24/2014 in the Office of the Recorder of DOUGLAS County, State of Nevada, under Doc # 849795, 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.

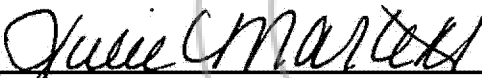
Dated this 08th day of August in the year 2023
NATIONWIDE TITLE CLEARING, LLC



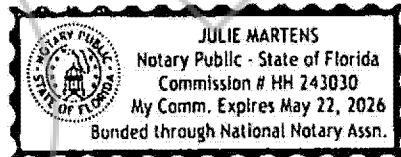
ANGELA PAVAO
VICE PRESIDENT

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 08th day of August in the year 2023, by Angela Pavao 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: 5/22/2026



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