

DOUGLAS COUNTY, NV

2024-1006541

Rec:\$40.00

\$40.00

Pgs=2

04/11/2024 09:15 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 0215086513  
Parcel ID Number 1420-29-810-003

### SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SEATTLE BANK, ITS SUCCESSORS AND ASSIGNS, as the current beneficiary of that certain Deed of Trust executed by CRAIG COZIAHR AND PAIGE COZIAHR (Trustor), and recorded 06/22/2009 in the Office of the Recorder of DOUGLAS County, State of Nevada, Book 609 and Page 6845, 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 05th day of April in the year 2024

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

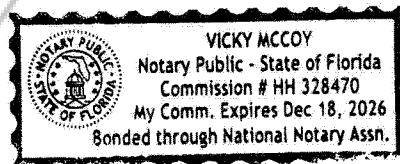
TRACY ROGERS  
VICE PRESIDENT

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 05th day of April in the year 2024, by Tracy Rogers as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SEATTLE BANK, 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.

VICKY MCCOY  
COMM EXPIRES: 12/18/2026



WFHRC 440820766 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100139200002435020 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T052404-12:18:24 [C-2] ERCNNV61



\*D0105341529\*

**Loan Number 0215086513  
Parcel ID Number 1420-29-810-003**

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SEATTLE BANK, ITS SUCCESSORS AND ASSIGNS as the current Beneficiary of the certain Deed of Trust granted by CRAIG COZIAHR AND PAIGE COZIAHR as the Trustor, and recorded 06/22/2009 in the Office of the Recorder of DOUGLAS County, State of Nevada, under Book 609 and Page 6845, 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 05th day of April in the year 2024  
WELLS FARGO NATIONAL BANK WEST**



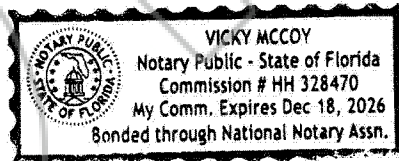
\_\_\_\_\_  
**MACKENZIE EICHEN  
VICE PRESIDENT LOAN DOCUMENTATION**

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 05th day of April in the year 2024, by Mackenzie Eichen 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**



WFHRC 440820766 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100139200002435020 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T052404-12:18:24 [C-2] -ERCNNV61



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