

DOUGLAS COUNTY, NV

2024-1009751

Rec:\$40.00

\$40.00

Pgs=2

07/05/2024 10:38 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 0491254371  
Parcel ID Number 1220-09-710-047

### 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 STUART ROWE, JR., AS TRUSTEE OF THE JOHN STUART ROWE, JR. TRUST DATED APRIL 13, 2015 AND JOHN STUART ROWE, JR** (Trustor), and recorded 03/23/2016 in the Office of the Recorder of **DOUGLAS** County, State of **Nevada**, **Doc # 2016-878477**, 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 July in the year 2024  
WELLS FARGO BANK, N.A.

TRACY ROGERS

VICE PRESIDENT LOAN DOCUMENTATION

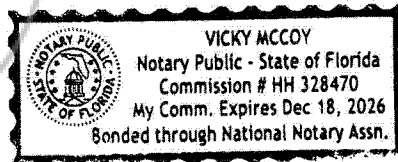
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 05th day of July in the year 2024, by Tracy Rogers 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 441581536 DOCR T052407-12:15:51 [C-2] ERCNNV61



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**Loan Number 0491254371  
Parcel ID Number 1220-09-710-047**

WHEREAS, **WELLS FARGO BANK, N.A.** as the current Beneficiary of the certain Deed of Trust granted by **JOHN STUART ROWE, JR., AS TRUSTEE OF THE JOHN STUART ROWE, JR. TRUST DATED APRIL 13, 2015 AND JOHN STUART ROWE, JR** as the Trustor, and recorded 03/23/2016 in the Office of the Recorder of **DOUGLAS** County, State of **Nevada**, under **Doc # 2016-878477**, 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.

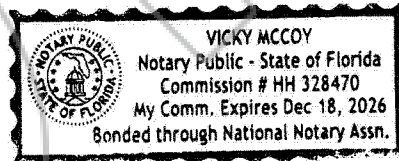
**Dated this 05th day of July in the year 2024  
WELLS FARGO NATIONAL BANK WEST**

  
\_\_\_\_\_  
**SUSAN HICKS**  
**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 July in the year 2024, by Susan Hicks 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 441581536 DOCR T052407-12:15:51 [C-2] ERCNNV61



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