

LINCOLN COUNTY, NV

2021-160973

\$37.00

Rec:\$37.00

08/13/2021 09:54 AM

NATIONWIDE TITLE CLEARING INC.

Pgs=2 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

The undersigned does hereby affirm that this document submitted for recording does not contain personal information about any person.

When Recorded Mail To:  
LoanCare  
C/O Nationwide Title Clearing,  
Inc. 2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan Number 0011201118  
Parcel #: 012-100-15

### SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR VENTA FINANCIAL GROUP, INC., ITS SUCCESSORS AND ASSIGNS, as the current beneficiary of that certain Deed of Trust executed by JAKE R ZIEROW AND MALISSA A ZIEROW (Trustor), and recorded 01/25/2013 in the Office of the Recorder of LINCOLN County, State of Nevada, Doc # 0142680, of Official Records, does in accordance with the provisions of said Deed of Trust hereby substitute NATIONWIDE TITLE CLEARING, INC. as Trustee in place and stead of the Trustee therein, and does hereby vest NATIONWIDE TITLE CLEARING, INC. as substituted Trustee with all rights, title, estate, power, duty and trusts conferred by said Deed of Trust;

Dated this 13th day of August in the year 2021

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

  
\_\_\_\_\_  
JENNA MARTINE  
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  physical presence or  online notarization on this 13th day of August in the year 2021, by Jenna Martine as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR VENTA FINANCIAL GROUP, INC., 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.

  
\_\_\_\_\_  
VALERA KRISTOF  
COMM EXPIRES: 09/19/23



VALERA KRISTOF  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMM# GG 914976  
EXPIRES: 09/19/2023

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
LC002 426538934 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100600930212109532 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T132108-12:15:58 [C-2] ERCNNV61



\*D0082642420\*

**Loan Number 0011201118  
Parcel #: 012-100-15**

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR VENTA FINANCIAL GROUP, INC., ITS SUCCESSORS AND ASSIGNS as the current Beneficiary of the certain Deed of Trust granted by JAKE R ZIEROW AND MALISSA A ZIEROW as the Trustor, and recorded 01/25/2013 in the Office of the Recorder of LINCOLN County, State of Nevada, under Doc # 0142680, of Official Records, has appointed NATIONWIDE TITLE CLEARING, INC. 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, INC., 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 LINCOLN, 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 August in the year 2021  
NATIONWIDE TITLE CLEARING, INC.**



**MARISSA LOPEZ  
VICE PRESIDENT**

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 13th day of August in the year 2021, by Marissa Lopez as VICE PRESIDENT of NATIONWIDE TITLE CLEARING, INC., 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.



**VALERA KRISTOF  
COMM EXPIRES: 09/19/23**



**VALERA KRISTOF  
NOTARY PUBLIC  
STATE OF FLORIDA  
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