

LINCOLN COUNTY, NV

2022-162792

\$37.00

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07/15/2022 10:50 AM

NATIONWIDE TITLE CLEARING, LLC

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, LLC
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683
Loan Number 0037009834
Parcel ID Number 006-271-26

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **BENEFICIARY, AS NOMINEE FOR ALL WESTERN MORTGAGE, INC, ITS SUCCESSORS AND ASSIGNS**, as the current beneficiary of that certain Deed of Trust executed by **JUSTIN RAYMOND GARRISON AND PATRICE GARRISON** (Trustor), and recorded 11/09/2018 in the Office of the Recorder of **LINCOLN** County, State of **Nevada**, **Doc # 2018-155399**, 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 15th day of July in the year 2022
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS **BENEFICIARY, AS NOMINEE FOR ALL WESTERN MORTGAGE, INC, ITS SUCCESSORS AND ASSIGNS**

ALVARO ZELEDON
VICE PRESIDENT

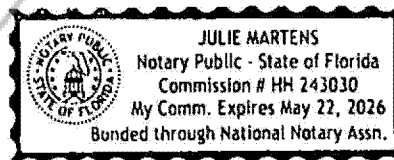
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 15th day of July in the year 2022, by Alvaro Zeledon as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ALL WESTERN MORTGAGE, 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.

JULIE MARTENS

COMM EXPIRES: 5/22/2026



Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
LC002 433297520 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) NRM MIN
100690910180531074 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T152207-12:56:13 [C-2] ERCNNV61



D0096226070


Loan Number 0037009834
Parcel ID Number 006-271-26

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ALL WESTERN MORTGAGE, INC, ITS SUCCESSORS AND ASSIGNS as the current Beneficiary of the certain Deed of Trust granted by JUSTIN RAYMOND GARRISON AND PATRICE GARRISON as the Trustor, and recorded 11/09/2018 in the Office of the Recorder of LINCOLN County, State of Nevada, under Doc # 2018-155399, 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 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.

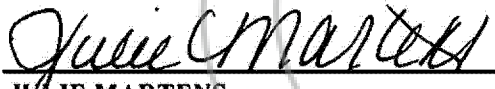
Dated this 15th day of July in the year 2022
NATIONWIDE TITLE CLEARING, LLC



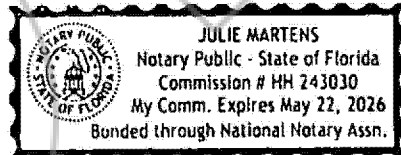
JUSTIN BORKOWSKI
VICE PRESIDENT

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 15th day of July in the year 2022, by Justin Borkowski 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



Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
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