

LINCOLN COUNTY, NV

2023-165372

\$37.00

Rec:\$37.00

06/26/2023 08:24 AM

NATIONWIDE TITLE CLEARING, LLC

Pgs=2 AK

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:  
Shellpoint Mortgage Servicing  
C/O Nationwide Title Clearing,  
LLC 2100 Alt. 19 North  
Palm Harbor, FL 34683  
Parcel ID Number 002-192-15

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS, as the current beneficiary of that certain Deed of Trust executed by TOMMY R. ARNHART AND CYNTHIA L FLAVION-ARNHART (Trustor), and recorded 05/05/2022 in the Office of the Recorder of LINCOLN County, State of Nevada, Doc # 2022-162287, 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 23rd day of June in the year 2023

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS

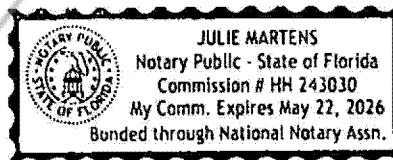
MARY MOJICA  
VICE PRESIDENT

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 23rd day of June in the year 2023, by Mary Mojica as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC, 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 438280662 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100853701049593493 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T232306-12:24:33 [C-2] ERCNNV61



\*D0101233636\*

**Parcel ID Number 002-192-15**

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS as the current Beneficiary of the certain Deed of Trust granted by TOMMY R. ARNHART AND CYNTHIA L FLAVION-ARNHART as the Trustor, and recorded 05/05/2022 in the Office of the Recorder of LINCOLN County, State of Nevada, under **Doc # 2022-162287**, 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,

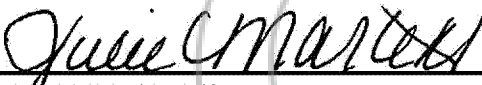
NOW THEREFORE, NATIONWIDE TITLE CLEARING, LLC, as substituted Trustee, DOES HEREBY GRANT AND RECONVEY unto the parties entitled thereto, without warranty, all the estate and interest granted to said Trustee under said Deed of Trust in the lands therein described, situated in the County of LINCOLN, State of Nevada. Reference being hereby made specifically to said Deed of Trust and the record thereof for a particular description of said lands.

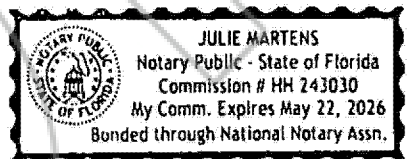
**Dated this 23rd day of June in the year 2023**  
**NATIONWIDE TITLE CLEARING, LLC**

  
\_\_\_\_\_  
**ANGELA PAVAO**  
**VICE PRESIDENT**

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 23rd day of June 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**



SPTRC 438280662 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100853701049593493 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T232306-12:24:33 [C-2] ERCNNV61



\*D0101233636\*