

# Unofficial Document

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When Recorded Return To:

Cenlar FSB  
C/O Nationwide Title Clearing,  
LLC 2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan Number 0197754245

## DEED OF RELEASE AND FULL RECONVEYANCE

WHEREAS, the indebtedness secured by the Deed of Trust EXECUTED BY: **LUIS JOSUE FLORES GUTIERREZ AND GEORGINA ABRIL RODRIGUEZ TRUSTOR(S)**, which Deed of Trust was recorded in the office of the County Recorder of **MARICOPA** County, **Arizona**, in **Recording # 20250119657**, HAS BEEN FULLY PAID.

NOW, THEREFORE, pursuant to the provisions of Arizona Revised Statutes § 33-707. A, which make it unnecessary for the trustee to join in this document, the Beneficiary under said Deed of Trust does hereby release and reconvey, without warranty, expressed or implied, unto the parties legally entitled thereto all rights, title and interest which was heretofore acquired by said Deed of Trust, for the Beneficiary.

Dated this 02nd day of December in the year 2025

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS BENEFICIARY, AS NOMINEE FOR NEXA MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
as Beneficiary



CECELIA MANSFIELD

VICE PRESIDENT

Authorized Officer

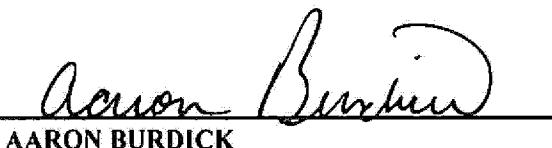
Date of electronic signature: 12/02/2025 12:37:52

This above signature is electronic.

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 02nd day of December in the year 2025, by Cecelia Mansfield as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NEXA MORTGAGE, 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.

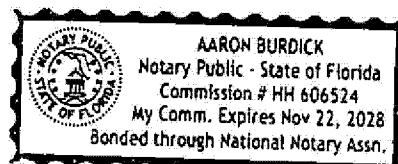


Aaron Burdick

COMM EXPIRES: 11/22/2028

Date of electronic signature: 12/02/2025 12:48:33

This above signature is electronic.



CENRC 448625836 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) UNITED WHOLESALe MOR  
MIN 101597110002399790 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026  
DOCR T022512-11:26:59 [C-1] ERCNAZ1



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