

DOUGLAS COUNTY, NV

2016-884901

Rec:\$16.00

\$16.00 Pgs=3

07/25/2016 12:14 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

ABN Enterprises  
PO BOX 489  
Minden, Nv 89423

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

SPACE FOR RECORDER'S USE

APN: 1420-35-411-033

**PARTIAL RECONVEYANCE**

WHEREAS, the indebtedness to be paid, secured by the Deed of Trust executed by ABN Enterprises Trustors, to Ticor Title of Nevada, Inc. a Nevada Corporation, Trustee, for Michael R. McAllister, Trustee of the McAllister 2002 Trust Agreement, dated 3-29, 2000 Beneficiaries, dated October 22, 2015 and recorded as Document No. 2015-871699, in the office of the County Recorder of Douglas County, Nevada, on 10-23-15, has been paid insofar as the hereinafter described property is affected thereby:

~~Michael R. McAllister, trustee of the McAllister 2002 trust~~ \*\*

NOW, THEREFORE, ~~Ticor Title of Nevada, Inc., a Nevada Corporation~~, Trustee, does hereby grant and reconvey unto the parties entitled thereto, without warranty, all the estate and interest derived to it under said Deed of Trust in the lands situate in the County of Douglas, State of Nevada, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

As to all other property described in said Deed of Trust, the said Deed of Trust remains in full force and effect.

IN WITNESS WHEREOF, the said Trustee has caused its corporate name to be hereunto subscribed and its corporate seal affixed by its duly authorized officer this 6 day of July, 2016.

\*\* Agreement, dated 3-29-00

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

Michael R. McAllister, Trustee of the McAllister  
2002 Trust Agreement, dated 8/29, 2000

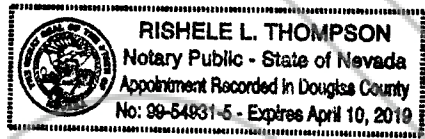
By *Michael R. McAllister*  
Michael R. McAllister, Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 7/16/19  
by Michael R. McAllister

*Rolie*  
NOTARY PUBLIC



*COPIES*

## **Exhibit A - LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of NEVADA, described as follows:

Lot 96 and a portion of Lot 97 in Block C as set forth on the Final Subdivision Map FSM #94-04-02 for SKYLINE RANCH PHASE 2, as Document No. 580419 and more particularly shown on record of Survey in Support of a Boundary Line Adjustment for Syncon Homes, filed for record April 20, 2007, as Document No. 699541, being more particularly described as follows:

New Lot 96A of Record of Survey No. 699541:

Beginning at the Southwesterly corner of Lot 96 as said lot is shown on the Final Subdivision Map FSM #94-04-02 for SKYLINE RANCH PHASE 2, recorded in Book 0603 at Page 9143 as File No. 580419 in the Official Records of said Douglas County, said corner lies on the Northerly right-of-way line of Chiquita Circle; thence Northerly along the Westerly line of said Lot 96, North  $0^{\circ}05'23''$  West, 206.68 feet; thence North  $72^{\circ}53'21''$  East, 78.40 feet; thence North  $79^{\circ}57'17''$  East, 150.0 feet; thence North  $63^{\circ}32'23''$  East, 115.00 feet; thence North  $74^{\circ}38'09''$  East, 30.00 feet to a point on the Northwesterly right-of-way line of Nye Drive, said right-of-way line being a curve concave to the Northwest and having a radius of 545.00 feet, a radial line through said point bears South  $71^{\circ}36'13''$  East; thence Southwesterly along said right-of-way line through a central angle of  $5^{\circ}01'20''$  an arc distance of 47.77 feet to a point of compound curvature, said compound curve being concave to the Northwest and having a radius of 120.00 feet, a radial line through said point bears South  $66^{\circ}34'53''$  East; thence Southwesterly along said curve through a central angle of  $25^{\circ}32'49''$  an arc distance of 53.50 feet to a point of reversing curvature, a radial line through said point bears North  $41^{\circ}02'04''$  West, said reversing curve being concave to the Southeast and having a radius of 180.00 feet; thence Southwesterly along said curve through a central angle of  $58^{\circ}33'06''$  an arc distance of 183.94 feet to a point of reversing curvature, a radial line through said point bears North  $80^{\circ}24'50''$  East, said reversing curve being concave to the Northwest and having a radius of 20.00 feet; thence Southwesterly along said curve through a central angle of  $90^{\circ}00'00''$  an arc distance of 31.42 feet to a point on the Northerly right-of-way line of said Chiquita Circle; then Westerly along said right-of-way line, South  $80^{\circ}24'50''$  West, 233.37 feet to the Point of Beginning.

NOTE: Said legal description previously contained in Grant, Bargain, Sale Deed recorded October 23, 2015, as Document No. 2015-871698, Official Records, Douglas County, Nevada.

APN: 1420-35-411-033