

DOUGLAS COUNTY, NV

2018-911255

Rec:\$35.00

\$35.00 Pgs=3

03/08/2018 10:30 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN # 1320-33-222-01; 02; 03

Escrow # 00235065 --COM

Recording Requested By:
First Centennial Title Company
1450 Ridgeview Dr. #100
Reno, NV 89509

When Recorded Return to:
Jenuane Communities The Ranch, LLC
5400 Equity Ave.
Reno, NV 89502

Mail Tax Statements to:
Jenuane Communities The Ranch, LLC
5400 Equity Ave.
Reno, NV 89502

SPACE ABOVE FOR RECORDERS USE

Request for Partial Reconveyance

(Title of Document)

Please complete Affirmation Statement below:

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: NRS 239B.030 (state specific law).



SIGNATURE

Title Assistant

TITLE

Roseanne Cusumano
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

SPACE BELOW FOR RECORDER

REQUEST FOR PARTIAL RECONVEYANCE

TO: JLM TITLE LLC., a Nevada Limited Liability Company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA, Trustee

The undersigned is/are the legal owner(s) and holder(s) of the promissory note(s) and all other indebtedness secured by Deed of Trust dated February 22, 2017, made by Jenuane Communities The Ranch, LLC, Trustor, to JLM TITLE LLC., a Nevada Limited Liability Company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA, Trustee, for Charles B. Maddox and Anita H. Maddox, as Co-Trustees under the C.B. Maddox Family Trust Agreement, dated February 2, 2017, Beneficiary, recorded February 22, 2017, of Official Records in the office of the County Recorder of Douglas County, Nevada, as Document No. 2017-895035.


You are hereby requested, in accordance with the terms of said Deed of Trust, to convey, without warranty, to "the person or persons legally entitled thereto", the estate now held by you thereunder in and to that portion of the property described in said Deed of Trust, situate in the county of Douglas, Nevada, described as: See Exhibit A attached hereto and made a part hereof.

It is understood between the parties hereto that the original Note and Deed of Trust is not deposited with JLM TITLE LLC., a Nevada Limited Liability Company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA and the undersigned Beneficiary agrees to endorse said Note and Deed of Trust as to the issuance of a Partial Reconveyance covering the above described property and further do hereby agree to hold JLM TITLE LLC., a Nevada Limited Liability Company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA harmless by reason of not presenting the original Note and Deed of Trust for the purpose of issuing the Partial Reconveyance as requested herein.

Mail Reconveyance To:	Jenuane Communities The Ranch, LLC 5400 Equity Ave. Reno, NV 89502
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A Partial Reconveyance will be made only upon presentation to JLM TITLE LLC., a Nevada Limited Liability Company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA of this request properly signed, together with the Partial Reconveyance Fee.

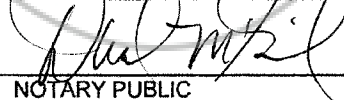
Escrow No.: 235065-COM



Charles B. Maddox, Co-Trustee/Beneficiary

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on March 6, 2018,
by Charles B. Maddox



NOTARY PUBLIC

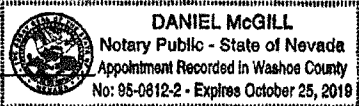


Exhibit A

PARCEL A:

PARCEL 1:

Unit No. 1, 2 and 3, of Building 8, of the Final Subdivision Map LDA 15-020 ESPLANADE AT THE RANCH, recorded in the Official Records of Douglas County, Nevada on November 7, 2017, as Document No. 2017-906665 and Certificate of Amendment recorded November 9, 2017, as Document No. 2017-906767.

PARCEL 2:

An undivided 1/41st interest as a tenant in common in the Common Elements. An exclusive right to use that portion of the Common Elements designated as Limited Common Elements on the Final Map, as granted in the Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded September 8, 2017, as Document No. 2017-903815, Official Records, Douglas County, Nevada.

APN: 1320-33-222-001, as to Unit 1

APN: 1320-33-222-002, as to Unit 2

APN: 1320-33-222-003, as to Unit 3

PARCEL B:

PARCEL 1:

Unit No. 1, 2 and 3, of Building 9, of the Final Subdivision Map LDA 15-020 ESPLANADE AT THE RANCH, recorded in the Official Records of Douglas County, Nevada on November 7, 2017, as Document No. 2017-906665 and Certificate of Amendment recorded November 9, 2017, as Document No. 2017-906767.

PARCEL 2:

An undivided 1/41st interest as a tenant in common in the Common Elements. An exclusive right to use that portion of the Common Elements designated as Limited Common Elements on the Final Map, as granted in the Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded September 8, 2017, as Document No. 2017-903815, Official Records, Douglas County, Nevada.

APN: 1320-33-223-001, as to Unit 1

APN: 1320-33-223-002, as to Unit 2

APN: 1320-33-223-003, as to Unit 3

PARCEL C:

PARCEL 1:

Unit No. 1, 2 and 3, of Building 10, of the Final Subdivision Map LDA 15-020 ESPLANADE AT THE RANCH, recorded in the Official Records of Douglas County, Nevada on November 7, 2017, as Document No. 2017-906665 and Certificate of Amendment recorded November 9, 2017, as Document No. 2017-906767.

PARCEL 2:

An undivided 1/41st interest as a tenant in common in the Common Elements. An exclusive right to use that portion of the Common Elements designated as Limited Common Elements on the Final Map, as granted in the Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded September 8, 2017, as Document No. 2017-903815, Official Records, Douglas County, Nevada.

APN: 1320-33-224-001, as to Unit 1

APN: 1320-33-224-002, as to Unit 2

APN: 1320-33-224-003, as to Unit 3