

DOUGLAS COUNTY, NV

2019-931730

Rec:\$35.00

\$35.00

Pgs=3

07/15/2019 09:50 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN: 1320-33-225-001 : 1320-33-226-003

Escrow No. 00244974 - 001 - 20

When Recorded Return to:

Jenuane Communities The Ranch, LLC

5400 Equity Ave.

Reno, NV 89502

SPACE ABOVE FOR RECORDERS USE

PARTIAL RECONVEYANCE

WHEREAS, the indebtedness to be paid, secured by the Deed of Trust executed by **Jenuane Communities The Ranch, LLC, a Nevada Limited Liability Company** Trustors, to First Centennial Title Company of Nevada, successor in interest to JLM Title, LLC, a Nevada Limited Liability Company dba First Centennial Title Company of Nevada, Trustee, for Charles B. Maddox, a married man as his sloe and separate property as to an undivided ninety percent (90%) interest and Daniel and liana M. McGill, as joint tenants , as to an undivided ten percent (10%) interest, all in pari passu Beneficiary (ies), dated August 9,2016 and recorded as Document No. 2016885694, of Official Records in the office of the county recorder of Douglas County, Nevada, on August 9, 2016 , has been paid insofar as the hereinafter described property is affected thereby:

NOW, THEREFORE, First Centennial Title Company of Nevada, 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 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 on July 15, 2019

First Centennial Title Company of Nevada as such trustee

BY


Andy Tourin – Authorized Signature

STATE OF NEVADA
COUNTY OF Washoe

This instrument was acknowledged before me on July 15, 2019 by Andy Tourin as Authorized Signature of First Centennial Title Company of Nevada


NOTARY PUBLIC

SPACE BELOW FOR RECORDER


 DOROTHY J. JOHNSON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 01-66333-2 - Expires November 1, 2020

EXHIBIT "A"
Legal Description

PARCEL 1:

Units No. 1, of Building 11, 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: 1320-33-225-001

Order Number: 00244974

EXHIBIT "A"
Legal Description

PARCEL 1:

Unit No. 3, of Building 12, 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 and the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded March 2, 2018, as Document No. 2018-911107 and the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded April 30, 2018, as Document No. 2018-913638 and the Third Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association, Official Records, Douglas County, Nevada.

APN: 1320-33-226-003

Order Number: 00245582