

DOUGLAS COUNTY, NV

2019-934561

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FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

A.P.N. 1320-33-401-008

ESCROW NO. _____

RECORDING REQUESTED BY: _____

WHEN RECORDED MAIL TO: _____

Gary W. Ward

PO Box 1404

Gardnerville, NV 89410

247942-DR

FSA-2400-1 NV
(01-11-10)

Position 5

UNITED STATES DEPARTMENT OF AGRICULTURE
Farm Service Agency

FULL RECONVEYANCE

WHEREAS, the undersigned, CAROLYN D. ESTRADA of the FARM SERVICE AGENCY for the State of Nevada, (7 U.S.C. 1989) is now Trustee under the Deed(s) of Trust executed by Gary William Ward

Trustors, dated and recorded in the Official Records of Douglas County, Nevada, as follows:

<u>Date of Instrument</u>	<u>Date Recorded</u>	<u>Book Number</u>	<u>Page Number</u>	<u>Document Number</u>
07/26/2012	08/23/2012	0812	5915	0807940
07/26/2012	08/23/2012	0812	5925	0807941

WHEREAS, the undersigned has been duly and legally requested to reconvey the estate now held by Trustee under said Deed(s) of Trust in and to the real property hereinafter described;

See attachment Exhibit A for legal description

NOW THEREFORE, the undersigned does hereby reconvey, but without warranty, to the person or persons legally entitled, thereto, the estate of Trustee in all of the lands described in said Deed(s) of Trust, reference being hereby made to said Deed(s) of Trust and the record thereof for a particular description of said real property,

TRUSTEE

DATE: August 29, 2019

BY: *Carolyn D Estrada*
CAROLYN D ESTRADA

TITLE: Farm Loan Chief
UNITED STATES OF AMERICA
U.S. DEPARTMENT OF AGRICULTURE
FARM SERVICE AGENCY

ACKNOWLEDGEMENT

STATE OF NEVADA } ss. (Individual)
COUNTY OF Washoe

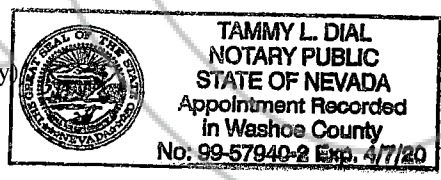
This instrument was acknowledged before me on 29 August 2019 (Date) by
Carolyn Estrada (Name(s) of person(s)).

My commission expires: 07 April 2020

Tammy L Dial

(Signature of notarial officer)

(Seal, if any)



nevada notary

(Title and rank (optional))

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EXHIBIT "A"

THE REAL PROPERTY SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS,
DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 13
NORTH, RANGE 20 EAST, M.D.B.&M., LYING AND BEING IN THE TOWN OF GARDNERVILLE,
COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE TOWNSHIP LINE 637 FEET, 9 INCHES WEST OF THE
SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 33,
TOWNSHIP 13 NORTH, RANGE 20 EAST, AND RUNNING NORTH 45° 10' WEST 317 FEET,
ALONG AND PARALLEL WITH THE SOUTH SIDE OF MINNIE STREET; THENCE WEST 45°
SOUTH AND AT RIGHT ANGLE WITH SAID MINNIE STREET 326 FEET, 9 INCHES TO
TOWNSHIP LINE THENCE EAST ALONG THE TOWNSHIP LINE 451 FEET TO THE PLACE OF
BEGINNING;

SAVE AND EXCEPTING THE FOLLOWING DESCRIBED LAND;

COMMENCING AT A POINT ON THE SOUTHWEST SIDE OF MINNIE STREET 191 FEET FROM
THE SOUTH CORNER OF MINNIE STREET, WHICH SAID CORNER OF 637 FEET, 9 INCHES
FROM THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE SECTION 33, TOWNSHIP 12
NORTH, RANGE 20 EAST, THE PLACE OF BEGINNING AND RUNNING AT RIGHT ANGLES TO
SAID MINNIE STREET, IN THE SOUTHWESTERLY DIRECTION 115 FEET TO THE NORTHEAST
BANK OF THE SPRINGMEYER DITCH; THENCE IN A WESTERLY DIRECTION ALONG THE
NORTHEASTERLY BANK OF SAID SPRINGMEYER DITCH 65 FEET; THENCE IN A
NORTHEASTERLY DIRECTION 148 FEET TO MINNIE STREET; THENCE AT RIGHT ANGLE
ALONG THE SOUTHWESTERLY SIDE OF MINNIE STREET 56 FEET TO THE POINT OF
BEGINNING.

ALSO EXCEPT THAT PORTION COMMENCING AT A POINT ON THE SOUTHERLY SIDE OF
MINNIE STREET 247 FEET WESTERLY FROM THE SOUTHWESTERLY CORNER OF MINNIE
STREET AND ALLEY, WHICH CORNER OF 637, 9 INCHES WEST OF THE SOUTHEAST CORNER
OF THE SOUTHWEST ¼ OF THE SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, THE
PLACE OF BEGINNING RUNNING AT RIGHT ANGLE TO MINNIE STREET ON A
SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY SIDE OF RODANBAH LOT 167
FEET; THENCE IN A WESTERLY DIRECTION ALONG LINE OF SLOUGH 79 FEET; THENCE
NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY SIDE OF THE HEITMAN LOT
225 FEET TO MINNIE STREET, THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE
SOUTHERLY SIDE OF MINNIE STREET 70 FEET TO PLACE OF BEGINNING.

ALSO EXCEPT THAT PORTION BEGINNING AT POINT ON THE SOUTH LINE OF SECTION 3,
TOWNSHIP 13 NORTH, RANGE 20 EAST, AND THE WESTERLY RIGHT -OF-WAY LINE OF
EDDY STREET ALSO KNOWN AS DOUGLAS AVENUE, SAID POINT OF BEGINNING FURTHER
DESCRIBED AS BEARING N. 89°53'20" WEST, A DISTANCE OF 652.16 FEET FROM THE SO
CALLED DETTLING MONUMENT TO THE TOWN OF GARNERVILLE, SAID MONUMENT
BEARING SOUTH 89°48'45" WEST A DISTANCE OF 3960.40 FEET FROM THE SOUTHEAST
CORNER OF SAID SECTION 33, THENCE FROM THE POINT OF BEGINNING SOUTH 89°52'
WEST ALONG THE PROPERTY AND SECTION LINE 78.40 FEET TO THE SOUTHWEST CORNER
OF THE LOT, THENCE NORTH 65°57' WEST ALONG THE EASTERLY BANK OF A DITCH 66.00
FEET TO THE NORTHWEST CORNER OF THE LOT, THENCE NORTH 44°55'30" EAST ALONG
THE PROPERTY LINE 79.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF
DOUGLAS AVENUE, THENCE SOUTH 45°04'30" WEST ALONG SAID RIGHT-OF-WAY LINE
117.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION BEGINNING AT A POINT AT THE SOUTHEASTERLY CORNER OF THE PARCEL ON THE TOWNSHIP LINE AND SOUTH LINE OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THAT PARCEL OF LAND DEEDED BY JEANETTE FRANTZEN AND MARGARET ANDERSON THE MILDREN MORTIMER, THE SAME BEING RECORDED IN BOOK Y, PAGE 505, DOUGLAS COUNTY RECORDS, SAID POINT OF BEGINNING BEING FURTHER DESCRIBED AS BEARING NORTH 89°54'55" WEST A DISTANCE OF 730.56 FEET FROM THE SO CALLED DETTLING MONUMENT AS SHOWN ON THE TOWN MAP OF GARDNERVILLE, THENCE SOUTH 89°52' WEST ALONG THE TOWNSHIP AND SECTION LINE A DISTANCE OF 369.70 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE PARCEL, THENCE NORTH 44°38' EAST ALONG THE PROPERTY LINE A DISTANCE OF 136.20 FEET TO THE NORTH CORNER OF THE PARCEL, ON THE EASTERLY BANK OF THE JEPEEN-SPRINGMEYER DITCH; THENCE SOUTHEASTERLY ALONG PROPERTY LINES AND THE EASTERLY BANK OF SAID DITCH, A DISTANCE OF 290.00 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 25, 2007, IN BOOK 0707, PAGE 6998, AS INSTRUMENT NO. 0706135.

TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES, INCLUDING EASEMENTS AND WATER RIGHTS, IF ANY, THERETO BELONGING OR APPERTAINING, AND ANY REVERSIONS, REMAINDERS, RENTS, ISSUES OR PROFITS THEREOF.

ASSESSOR'S PARCEL NUMBER(S): 1320-33-401-008