

DOUGLAS COUNTY, NV

2019-937243

Rec:\$35.00

\$35.00 Pgs=4

10/29/2019 08:58 AM

CHARLES A BROWN AND ASSOC DBA

KAREN ELLISON, RECORDER

Prepared by, Recording Requested By
and Return to:

BROWN & ASSOCIATES/ SHARON
2316 SOUTHMORE
PASADENA, TX 77502

Charles A. Brown & Associates, P.L.L.C. d/b/a DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described below. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described property herein assigned, transferred or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.

Parcel: 1220-10-811-003

ASSIGNMENT OF DEED OF TRUST

Client Id: CelinkMI/AOL
Loan #: 1347311

798103

Min: 100940000050638767 MERS Phone: 1-888-679-6377

FHA Case Number: 3311836352

FOR VALUE RECEIVED, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, whose address is P.O. Box 2026, Flint, MI 48501-2026, **AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS**, does hereby assign and transfer to **AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS**, forever and without recourse, whose address is 3800 W CHAPMAN AVE, 3RD FLOOR, ORANGE, CA 92868, all its right, title and interest in and to a certain deed of trust from **DONALD BALLENSKY** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS** for **\$435,000.00**, dated 1/8/2018 of record on 1/16/2018 as Document 2018-909170, in the DOUGLAS County Clerk's Office, State of NEVADA.

Property Address: 1028 RIVERVIEW DRIVE, GARDNERVILLE, NEVADA 89460
Legal description: ATTACHED

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 71, OF THE OFFICIAL PLAT OF GARDNERVILLE RANCHOS UNIT NO. 3, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1965 IN BOOK 28 AT PAGE 117, AS DOCUMENT NO. 28310 AND AMENDED ON JUNE 4, 1965 IN BOOK 83 AT PAGE 687 AS DOCUMENT NO. 28378.

EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER COMMON TO SAID LOTS 70 AND 71 WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 71 SOUTH $43^{\circ}00'30''$ WEST A DISTANCE OF 1.02 FEET; THENCE LEAVING SAID LINE NORTH $46^{\circ}58'42''$ WEST A DISTANCE OF 181.38 FEET; THENCE SOUTH $47^{\circ}58'45''$ WEST A DISTANCE OF 129.51 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 71; THENCE ALONG THE BOUNDARY OF SAID LOT 71 NORTH $46^{\circ}59'30''$ WEST A DISTANCE OF 62.40 FEET; THENCE NORTH $11^{\circ}03'30''$ WEST A DISTANCE OF 114.88 FEET; THENCE NORTH $84^{\circ}57'30''$ EAST A DISTANCE OF 84.15 FEET; THENCE SOUTH $46^{\circ}59'30''$ EAST DISTANCE 291.77 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH AND SUBJECT TO A 12.00 FOOT WIDE PRIVATE ACCESS EASEMENT FOR THE MUTUAL USE AND BENEFIT OF THE OWNERS OF LOTS 70 AND 71 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOTS 70 AND 71 AS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO. 3, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1965 IN BOOK 28 AT PAGE 117, AS DOCUMENT NO. 28310 AND AMENDED ON JUNE 4, 1965 IN BOOK 81 AT PAGE 687 AS DOCUMENT NO. 28378, LYING 6.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEASTERLY CORNER COMMON TO SAID LOTS 70 AND 71; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 70 NORTH $43^{\circ}00'30''$ EAST A DISTANCE OF 16.50 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF THIS 12.00 FOOT WIDE PRIVATE ACCESS EASEMENT; THENCE LEAVING

SAID SOUTHEASTERLY LINE OF LOT 70 NORTH 64°37'42" WEST A
DISTANCE OF 40.18 FEET; THENCE NORTH 69°43'14" WEST A
DISTANCE OF 29.99 FEET; THENCE NORTH 51°18'27" WEST A
DISTANCE OF 38.43 FEET; THENCE NORTH 61°08'23" WEST A
DISTANCE OF 45.06 FEET; THENCE NORTH 79°27'26" WEST A
DISTANCE OF 44.12 FEET TO THE TERMINUS POINT OF THIS 12.00
FOOT WIDE PRIVATE ACCESS EASEMENT.

REFERENCE IS HEREBY MADE TO THAT CERTAIN RECORD OF
SURVEY MAP RECORDED ON AUGUST 22, 1994 IN BOOK 894, PAGE
3778, DOCUMENT NO. 344484.

NOTE: LEGAL DESCRIPTION PREVIOUSLY CONTAINED IN
DOCUMENT NO. 344485, RECORDED AUGUST 22, 1994 IN BOOK 894,
PAGE 3779, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF
NEVADA.

Parcel ID: 1220-10-811-003

Commonly known as 1028 Riverview Drive, Gardnerville, NV 89460
However, by showing this address no additional coverage is provided

Executed this OCT 11 2019

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS



By: JENNIFER WHITE
Title: ASSISTANT SECRETARY

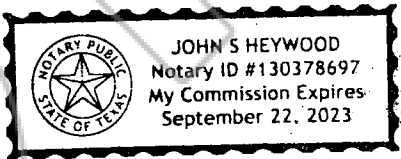
STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned officer, on this day, personally appeared JENNIFER WHITE the ASSISTANT SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this OCT 11 2019


Notary Public in and for the State of TEXAS
Notary's Printed Name: John S Heywood
My Commission Expires: SEP 22 2023



I hereby affirm that this document submitted for recording does not contain a social security number.


Prepared:

DOT for \$435,000.00 dated 1/8/2018
798103