

DOUGLAS COUNTY, NV

2020-947361

Rec:\$40.00

\$40.00

Pgs=5

06/09/2020 09:19 AM

CELINK

KAREN ELLISON, RECORDER

APN# 1220-10-811-003

RELEASE PREPARED BY AND  
AFTER RECORDING RETURN TO:  
CELINK  
ATTN: LIEN RELEASE DEPT  
PO BOX 40724  
LANSING, MI 48901

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.

CELINKMI/ROL

Loan #: 1347311-ER



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

  
PREPARER: **Lauren Allward**

FULL RECONVEYANCE OF TRUST DEED  
and  
SUBSTITUTION OF TRUSTEE

Substitution of Trustee:

American Advisors Group by Celink acting as agent and attorney-in-fact, is hereby Appointed Successor Trustee under the following described Trust Deed and is hereby requested to reconvey the same:

Dated: 1/8/2018

Amount: \$435,000.00

Trustor: Donald Ballensky

Trustee: CHICAGO TITLE

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE

FOR American Advisors Group, ITS SUCCESSORS AND ASSIGNS

Recorded: Instrument No. 2018-909170 on 1/16/2018

Full Reconveyance:

American Advisors Group by Celink acting as agent and attorney-in-fact, as Successor Trustee under the above Trust Deed, Pursuant to a written request of the Beneficiary thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, the trust property now held by it as Successor Trustee under said Trust Deed, which Trust Deed covers real property situated in DOUGLAS County, Nevada described as follows: see attached legal description

Future Tax Statements should be sent to:  
Donald Ballensky

Dated this \_\_\_\_\_ day of JUN - 8 2020.

BENEFICIARY:

American Advisors Group by Celink acting as agent and attorney-in-fact

BY: Amanda Beach

NAME: Amanda Beach  
TITLE: Assistant Secretary

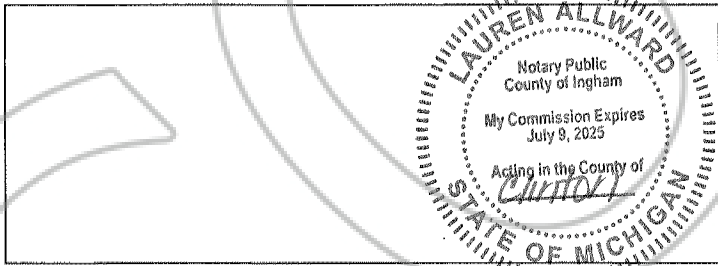
STATE OF MICHIGAN

COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared Amanda Beach the Assistant Secretary of American Advisors Group, 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 \_\_\_\_\_ day of JUN 08 2020.

Lauren Allward  
NOTARY PUBLIC, STATE OF MICHIGAN  
NOTARY PRINTED NAME: LAUREN ALLWARD



*For Notary Seal*

**Signatures needed on next page also**  
Mortgage dated 1/8/2018 in the amount of \$435,000.00  
Property Address: 1028 RIVERVIEW DRIVE, GARDNERVILLE, NV 89460

Successor Trustee:

American Advisors Group by Celink acting as agent and attorney-in-fact

BY: Amanda Beach  
NAME: Amanda Beach

TITLE: Assistant Secretary

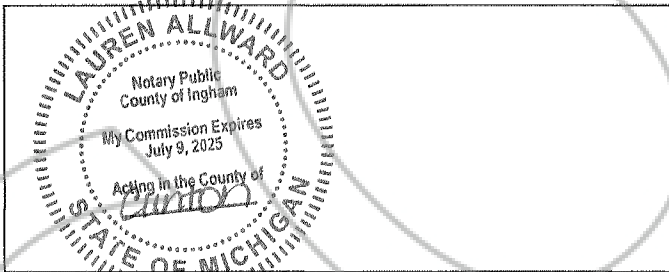
STATE OF MICHIGAN

COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared Amanda Beach the Assistant Secretary of American Advisors Group, 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 \_\_\_\_\_ day of JUN 08 2020.

Lauren Allward  
NOTARY PUBLIC, STATE OF MICHIGAN



**For Notary Seal**

Holder's Address: 3800 W. Chapman Avenue, 3rd Floor, Orange, CA 92868  
Mortgage dated 1/8/2018 in the amount of \$435,000.00  
Property Address: 1028 RIVERVIEW DRIVE, GARDNERVILLE, NV 89460

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°00'30" WEST A DISTANCE OF 1.02 FEET; THENCE LEAVING SAID LINE NORTH 46°58'42" WEST A DISTANCE OF 181.38 FEET; THENCE SOUTH 47°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°59'30" WEST A DISTANCE OF 62.40 FEET; THENCE NORTH 11°03'30" WEST A DISTANCE OF 114.88 FEET; THENCE NORTH 84°57'30" EAST A DISTANCE OF 84.15 FEET; THENCE SOUTH 46°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°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°08'25" WEST A  
DISTANCE OF 45.06 FEET; THENCE NORTH 79°27'20" 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