DOUGLAS COUNTY, NV

Rec:\$40.00

\$40.00 Pgs=2

09/24/2020 08:43 AM

2020-953239

FIRST AMERICAN TITLE

KAREN ELLISON, RECORDER

## AFTER RECORDING, RETURN TO:

First American Title Insurance Company 10011 S. Centennial Parkway #340 Sandy, UT 84070

Reference Number: 8002156324

MERS MIN: 100110580021563248; 888-679-MERS

1318-09-810-042

# **FULL RECONVEYANCE**

Fremont Bank, authorized to conduct business in the State of Nevada, 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 Trustee under said Trust Deed, which Trust Deed covers real property situated in Douglas County, State of Nevada, described as follows:

Trustor(s): Milton E. Righetti and Hope Righetti Trustees of The Milton & Hope Righetti 2016 Trust UID April 11, 2016

Beneficiary: Mortgage Electronic Registration Systems, Inc., as nominee for Fremont Bank, its

successors and assigns

Recording Date: 4/6/2018 Entry #: 2018-912527 Book: n/a Page: n/a

Legal Description:

Please See Attached Exhibit "A"

In Witness Whereof, Fremont Bank, as Trustee, has caused its Company name to be hereto affixed this 9/24/2020.

Fremont Bank

Lori Whitehead, Authorized Agent

State of UT

County of Salt Lake

On this 9/24/2020, personally appeared before me Lori Whitehead, who being duly sworn, did say that he is an Authorized Agent, and that said instrument was signed in behalf of said Company.

SIJDOIS

Stephanie J Davis - Notary Public Commission Number: 710345 Commission Expires: 1/31/2024 STEPHANIE J. DAVIS
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 01/31/2024
Commission #710345

### Exhibit A

Real property in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

#### PARCEL 1:

LOT 4, BLOCK E, AS SHOWN ON THE AMENDED MAP OF SUBDIVISION NO. 2, ZEPHYR COVE PROPERTIES, INC., IN SECTION 9 AND 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M., FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST 5, 1929.

EXCEPTING THEREFROM THE NORTHWESTERLY 6 FEET THEREOF.

#### PARCEL 2:

LOT 12, BLOCK E, AS SHOWN ON THE AMENDED MAP OF SUBDIVISION NO. 2, ZEPHYR COVE PROPERTIES, INC., IN SECTION 9 AND 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M., FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST 5, 1929 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF LOTS 3, 4, 11 AND 12, BLOCK E OF SAID SUBDIVISION; THENCE NORTHWESTERLY BETWEEN LOTS 4 AND 12 A DISTANCE OF 9.00 FEET TO A POINT; THENCE NORTHEASTERLY AND PARALLEL WITH THE LINE BETWEEN LOTS 11 AND 12 A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FREEL DRIVE; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE FREEL DRIVE A DISTANCE OF 9.00 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF SAID LOT 12; THENCE SOUTHWESTERLY BETWEEN LOTS 11 AND 12 A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 31, 2012 IN BOOK 1212, PAGE 8574, AS INSTRUMENT NO. 815474.

Being all of that certain property conveyed to Milton E. Righetti and Hope Righetti, Trustees of The Milton & Hope Righetti 2016 Trust, UID April 11, 2016 from Milton E. Righetti, a married man as his sole and separate property as to an undivided 20% interest and Milton E. Righetti and Hope Righetti, husband and wife as tenants in common as to an undivided 80% interest, by deed dated October 10, 2016 and recorded October 13, 2016 as Instrument No. 888978 of official records.