

DOUGLAS COUNTY, NV

2023-993367

Rec:\$40.00

\$40.00 Pgs=3

01/24/2023 10:45 AM

LIEN SOLUTIONS

SHAWNYNE GARREN, RECORDER

WHEN RECORDED RETURN TO:
LIEN SOLUTIONS
PO BOX 29071, GLENDALE, CA 91209-5778

PREPARED BY:
HERITAGE BANK OF NEVADA
2330 S. VIRGINIA STREET
RENO, NV 89502

APN: 1220-03-310-011

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESCISSION OF FULL RECONVEYANCE

1. A DEED OF TRUST WAS EXECUTED BY EDDIE R. SNYDER AND THERESA SNYDER, NOT PERSONALLY BUT AS TRUSTEES ON BEHALF OF EDDIE R. SNYDER AND THERESA SNYDER TRUST, DATED MARCH 2, 1989, AS AMENDED WAS THE ORIGINAL TRUSTOR, TITLE SERVICE AND ESCROW COMPANY, WHOSE ADDRESS IS 215 W BRIDGE STREET SUITE 1, YERINGTON, NV 89447 AS TRUSTEES IN FAVOR OF HERITAGE BANK OF NEVADA, AS BENEFICIARY, WHICH DEED OF TRUST WAS DATED 12/14/2018 AND RECORDED ON 12/18/2018 AS INSTRUMENT NO. 2018-923738, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DESCRIBING THE FOLLOWING REAL PROPERTY SITUATED IN SAID COUNTY:

SEE EXHIBIT A, ATTACHED.

2. THROUGH INADVERTENCE AND MISTAKE, THE UNDERSIGNED EXECUTED A RECONVEYANCE (HEREINAFTER THE "RECONVEYANCE") OF SAID DEED OF TRUST, WHICH RECONVEYANCE WAS RECORDED ON 1/17/2023 AS INSTRUMENT NO. 2023-993210, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
3. THE UNDERSIGNED HEREBY CANCELS AND RESCINDS THE RECONVEYANCE TO THE SAME EXTENT AND EFFECT AS THOUGH THE RECONVEYANCE HAD NEVER BEEN ISSUED AND RECORDED.

DATED: JANUARY 24, 2023

HERITAGE BANK OF NEVADA, TRUSTEE

BY:


Sheryl Montgomery
Loan Servicing Supervisor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF NEVADA)
) SS.
COUNTY OF WASHOE

On January 24th, 2023 before me,
Koby Wraught, Notary Public, personally
appeared
Sheryl Montgomery

who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Koby Wraught



EXHIBIT A

All that certain real property situate in the County of Douglas, State of Nevada, described as follows;

PARCEL 1:

That portion of Parcel "A", as shown on that certain map of CARSON VALLEY INDUSTRIAL PARK, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on March 30, 1970 as Document No. 47572, described as follows;

Commencing at the Northeast corner of Parcel "A" as shown on said map;

Thence North 87°23'00" West along the North line of said Parcel "A", a distance of 644.66 feet to the Northwest corner of the parcel pff land conveyed to Frank Buell, et al, recorded March 8, 1973, in Book 373, Page 185, of Official Records of Douglas County, Nevada;

Thence South 02°37'00" West along the West line of said Buell parcel, a distance of 392.18 feet to a point in the Northerly line of Industrial Way, as shown on said map, being identical with the Southwest corner of the Buell parcel as herein above referred to as the True Point of Beginning;

Thence North 87°23'00" West along the North line of Industrial Way, as shown on said map, a distance of 120.00 feet;

Thence North 02°37'00" East, a distance of 190.00 feet;

Thence South 87°23'00" East, a distance of 120.00 feet to a point in the East line of the hereinabove described parcel, being also a point in the West line of the Buell parcel as herein above reference to;

Thence South 02°37'00" West, a distance of 190.00 feet to the True Point of Beginning.

Reference is hereby made of record to the Record of Survey for The Jim Lee Estate, filed in the office of the Douglas County Recorder of December 10, 1984, as File No. 111076.

The above legal description appeared previously in that certain Deed recorded December 22, 2020, as Document No. 2020-958728, of Official Records, pursuant to NRS Section 6. NRS 111.312.

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