

<b>A.P.N. No.:</b>	1022-15-001-125
<b>File No.:</b>	1969470 sa
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Ryan VanGorder	
4220 Bosler Way	
Wellington, NV 89444	

DOUGLAS COUNTY, NV      **2023-995203**  
 Rec:\$40.00  
 \$40.00      Pgs=3      **04/03/2023 12:24 PM**  
 STEWART TITLE COMPANY - NV  
 SHAWNYNE GARREN, RECORDER

## SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

WHEREAS, Sharlene Cosens, an unmarried woman, are the owners and holders of the Note secured by the Deed of Trust, dated January 29, 2019, made by Ryan VanGorder, an unmarried man, to Western Title Company, LLC, a Nevada limited liability company, Trustee, for the benefit of Sharlene Cosens, an unmarried woman, Beneficiary which Deed of Trust was recorded in the office of the County Recorder of Douglas County, Nevada as Document Number 2019-925287, recorded on January 31, 2019, hereby substitutes Sharlene Cosens, an unmarried woman, as Trustee in lieu of the above named Trustee under said Deed of Trust.

Sharlene Cosens, an unmarried woman, hereby accepts said appointments as Trustee under said Deed of Trust and, as successor Trustee, pursuant to the request of said Owner and Holder and in accordance with the provisions of Deed of Trust does hereby reconvey without warranty to the person or persons legally entitled thereto all estate now held by it under said Deed of Trust.

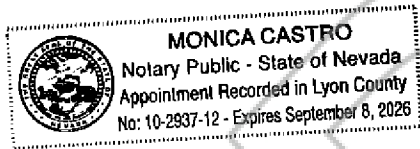
IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on 3/23, 2023.

Sharlene Cosens  
Sharlene Cosens

State of Nevada )  
County of Lyon ) ss

This instrument was acknowledged before me on the 23 day of Mar, 2023  
By: Sharlene Cosens

Signature: [Signature]  
Notary Public  
Monica Castro



*COOPER*

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

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

Being all of Parcel A, in Block H, as shown on the Official Plat, Topaz Ranch Estates Unit No. 4, as filed for record in the Office of the County Recorder of Douglas County, Nevada Recorded November 6, 1970 as document No. 50212.

Excepting therefrom that piece or parcel of land described in Deed from Topaz Development Corp., a Nevada Corporation to Gerald G. Merkt and Katherine L. Merkt, husband and wife as joint tenants with right of survivorship recorded November 12, 1981, in Book 1181 of Official Records, at Page 1397, Douglas County, Nevada as Document No. 62420.

Excepting therefrom that piece or parcel of land described in Deed from Topaz Development Corp., a Nevada Corporation to Lloyd A. Gathright and Ruth E. Gathright, husband and wife as joint tenants, with right of survivorship, recorded April 20, 1983, in Book 483 of Official Records at Page 1018, Douglas County, Nevada, as Document No. 78916.

Excepting therefrom that piece or parcel of land described in Deed by and between Topaz Development Corp., a Nevada Corporation and Robert M. Crenshaw and Blanche Crenshaw, husband and wife as joint tenants, with right of survivorship, recorded January 19, 1981, in Book 181 of Official Records at Page 1039, Douglas County, Nevada, as Document No. 52688.

Excepting therefrom that piece or parcel of land described in AN Assignment of Agreement by and between Frank W. Edwards and Laurel L. Edwards, husband and wife and Edward J. Hermeyer and Imogene M. Hermeyer, , husband and wife as joint tenants, with right of survivorship, recorded October 18, 1977, in Book 1077 of Official Records at Page 1035, Douglas County, Nevada, as Document No. 14116.

Excepting therefrom that piece or parcel of land described in Deed by and between Joseph F. Wallace and Geraldine R. McAleer and Joseph F. Wallace an unmarried man and Geraldine R. McAleer, a married woman, brother and sister as Joint Tenants, recorded July 20, 1972, in Book 103 of Official Records at Page 348, Douglas County, Nevada, as Document No. 60700.

Excepting therefrom that piece or parcel of land described in that certain Deed by and between Jerry Maple, Sheriff of the County of Douglas, State of Nevada and Dennis Devere, recorded September 20, 1979, in Book 979 of Official Records at Page 1659, Douglas County, Nevada, as Document No. 36916.

Excepting therefrom that piece or parcel of land described in that Deed by and between Topaz Development Corp., a Nevada Corporation and Harlan J. Swanson and Shirley M. Swanson, husband and wife as joint tenants, with right of survivorship, recorded October 3, 1975, in Book 1075 of Official Records at Page 134, Douglas County, Nevada, as Document No. 83562.

Excepting therefrom that piece or parcel of land described in Deed by and between Topaz Development Corp., a Nevada Corporation and County of Douglas, recorded December 1, 1972, in Book 1272, Page 14, of Official, Douglas County, Nevada, as Document No. 63068.

Excepting therefrom that piece or parcel of land described in Deed by and between Paramount Development Corporation and Topaz Development Corp., recorded April 11, 1985, in Book 485 at Page 962, of Official Records, Douglas County, Nevada, as Document No. 115939.