

AFTER RECORDING, RETURN TO:

First American Title Insurance Company
4795 Regent Blvd Mail Stop 1021-N
Irving, TX 75063
Reference Number: 7034674



MERS MIN: 100741900070346740; 888-679-MERS
Parcel I.D. Number: 1219-03-001-058 and 1219-03-001-059

FULL RECONVEYANCE

First American Title Insurance Company, 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:

Said Deed of Trust dated 9/30/2021 executed by Joel Hay Nevada Properties LLC a Nevada Limited Liability Company, Trustor, for the benefit of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Citadel Servicing Corporation, its successors and assigns, Original Beneficiary, and recorded on 11/8/2021 in Book n/a at Page n/a as Instrument No 2021-976709 in the Office of the Recorder for Douglas County, State of Nevada and cover real property situated in said county described as follows:

see attached exhibit A

In Witness Whereof, the undersigned has caused this instrument to be executed on 1/26/2024.
First American Title Insurance Company

By
Jeffrey Osgood, Vice President

State of Idaho)
County of Bonneville)

On this 1/26/2024, before me, Tawnya Rainey, personally appeared Jeffrey Osgood, personally known to me and who acknowledged to be the Vice President of First American Title Insurance Company and that as such officer, being authorized so to do, signed in behalf of the corporation and acknowledged that the corporation executed the same.

Tawnya Rainey
Notary Public
Commission Expires: 5/5/2026

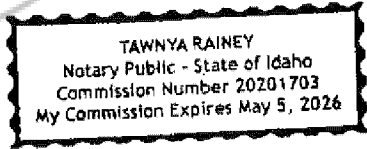


EXHIBIT A

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

Issuing Office File Number:

The land referred to herein below is situated in the County of Douglas, State of Nevada, and described as follows:

PARCEL A:

A PARCEL OF LAND LOCATED ON THE NORTH HALF (N 1/2) OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.& M., DESCRIBED AS FOLLOWS:

PARCELS 1A AND 1B AS SHOWN ON THAT PARCEL MAP FOR THE STONE FAMILY TRUST, FILED FOR RECORD IN THE OFFICE OF THAT RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 16, 1990, IN BOOK 1190, PAGE 2394 AS DOCUMENT NO. 238981, OFFICIAL RECORDS.

PARCEL B:

BEING THAT CERTAIN RESOLUTION AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON AUGUST 15, 1985, AS RESOLUTION #85-39 AND MORE FULLY DESCRIBED AS FOLLOWS:

DESCRIPTION OF THE CENTERLINE OF ROADWAY AND UNDERGROUND UTILITY EASEMENT BEING 50 FEET IN WIDTH WHICH COMMENCES AT THE CENTERLINE OF AN EXISTING 50 FOOT ROADWAY EASEMENT ON THE NORTHERLY BOUNDARY OF A.P.N. 19-060-05 AND EXTENDS ACROSS MOTTSVILLE CEMETERY (A.P.N. 19-060-04) TO A.P.N. 19-060-03:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.& M., BEING A BLM BRASS CAP;

THENCE SOUTH 30°52'17" EAST, A DISTANCE OF 3,389.88 FEET TO THE TRUE POINT OF BEGINNING BEING ON THE NORTH BOUNDARY OF A.P.N. 19-060-05 AND THE CENTERLINE OF AN EXISTING 50 FOOT ROADWAY EASEMENT;

THENCE NORTH 16°12'52" WEST 390.50 FEET ACROSS MOTTSVILLE CEMETERY (A.P.N. 19-060-04) TO THE SOUTHERLY BOUNDARY OF A.P.N. 19-060-03.

THE INTENT IS TO CONVEY A ROADWAY AND UNDERGROUND UTILITY EASEMENT ONLY AND LIMITED THERETO BEING A FULL 50 FEET IN WIDTH AND EXTENDING FROM AN EXISTING ROADWAY EASEMENT ON THE NORTHERLY BOUNDARY OF A.P.N. 19-060-05 TO THE SOUTHERLY BOUNDARY OF A.P.N. 19-060-03.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN A CERTAIN DOCUMENT RECORDED OCTOBER 29, 2007, IN BOOK 1007, PAGE 7946, AS INSTRUMENT NO. 712012, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

PARCEL C:

A 50-FOOT WIDE ROADWAY EASEMENT LOCATED WITHIN A PORTION OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

A PORTION OF THAT 50' WIDE PRIVATE ROADWAY EASEMENT AS SHOWN ON THAT MAP OF DIVISION INTO LARGE PARCELS FOR THE ESTATE OF DUANE MYRON ALLERMAN AS RECORDED IN BOOK 1285, AT PAGE 1397 AS DOCUMENT NO. 128304, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF ADJUSTED PARCEL 4-B AS SHOWN ON THAT RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR THE FOLKER FAMILY TRUST U/A DATED 11/16/88 AND THE YTURBIDE 1991 FAMILY TRUST DATED AUGUST 1, 1991, DOCUMENT NO. 555704, AT A POINT ON THE WESTERLY LINE OF SAID 50' PRIVATE ROADWAY EASEMENT DOCUMENT NO. 128304:

THENCE NORTH 60°33'25" WEST, 13.26 FEET; THENCE NORTH 31°54'24" WEST, 186.16 FEET; THENCE NORTH 15°23'59" WEST, 24.71 FEET TO A POINT ON THE WESTERLY LINE OF ADJUSTED PARCEL B AS SHOWN ON SAID DOCUMENT NO. 555704; THENCE ALONG SAID WESTERLY LINE NORTH 00°04'05" EAST, 64.24 FEET TO A POINT ON THE WESTERLY LINE OF SAID 50' WIDE EASEMENT, DOCUMENT NO. 128304; THENCE NORTH 77°39'42" EAST, 51.20

FEET TO A POINT ON THE EASTERLY LINE OF SAID 50' WIDE EASEMENT, DOCUMENT NO. 128304; THENCE SOUTH 00°04'05" WEST, 68.44 FEET; THENCE SOUTH 15°23'59" EAST, 30.67 FEET; THENCE SOUTH 31°54'24" EAST, 166.14 FEET; THENCE SOUTH 60°33'25" EAST, 16.65 FEET TO A POINT ON THE EASTERLY LINE OF SAID 50' WIDE EASEMENT, DOCUMENT NO. 128304; THENCE SOUTH 47°20'58" WEST, 52.55 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN A CERTAIN DOCUMENT RECORDED OCTOBER 29, 2007, IN BOOK 1007, PAGE 7946, AS INSTRUMENT NO. 712012, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

PARCEL D:

BEGINNING AT THE NORTHWEST CORNER OF SECTION THREE, TOWNSHIP 12 NORTH, RANGE 19 EAST, (BEING A B.L.M., BRASS CAP); THENCE SOUTH 30°52'17" EAST, A DISTANCE OF 3,389.88 FEET TO THE TRUE POINT OF BEGINNING; BEING ON A NORTH BOUNDARY OF A.P.N. 19-060-06 AND THE CENTERLINE OF AN EXISTING 50 FOOT ROADWAY EASEMENT; THENCE SOUTH 5°24'53" EAST, A DISTANCE OF 283.00 FEET TO A SOUTH BOUNDARY OF A.P.N. 19-060-06.

A DESCRIPTION OF A CENTERLINE OF A ROADWAY AND PUBLIC UTILITY EASEMENT BEING 50 FEET IN WIDTH.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN A CERTAIN DOCUMENT RECORDED OCTOBER 29, 2007, IN BOOK 1007, PAGE 7946, AS INSTRUMENT NO. 712012, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

APN: 1219-03-001-058 and 1219-03-001-059

PROPERTY ADDRESS: 1351-1361 OLD FOOTHILL ROAD SOUTH, GARDNERVILLE, NV 89460