

DOUGLAS COUNTY, NV **2024-1005728**
Rec:\$40.00
\$40.00 Pgs=2 **03/18/2024 03:02 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
SHAWNYNE GARREN, RECORDER

A.P.N.: 1320-23-002-045
File No: 143-2574722 (mk)

When Recorded Return To:
TH Enterprises LLC
3161 Saddle Gulch Dr.
Grand Junction, CO 81504

A.P.N.: **1320-23-002-045**

PARTIAL RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, First American Title Company of Nevada, qualified to do business in the State of Nevada, Trustee under Deed of Trust executed by Grandview Douglas LLC, a Nevada limited liability company, Trustor, and recorded December 27, 2011 as Document No. 794813, in the office of the County Recorder of Douglas County, Nevada, having been duly requested to quitclaim and reconvey that portion of the real property covered by said Deed of Trust, hereinafter particularly described, in compliance with said request, and the payment of its fees in the premises, receipt of which is hereby acknowledged, **DOES HEREBY QUITCLAIM AND RECONVEY** to the person or persons legally entitled thereto, but without warranty, the real property described as:

PARCEL I:

LOT 62 AS SHOWN ON THE MAP (PD 99-12-01) OF GRANDVIEW ESTATES, PHASE 1, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JANUARY 6, 2003, FILE NO. 562908.

PARCEL II:

A NON-EXCLUSIVE STORMWATER DRAINAGE EASEMENT AS SET FORTH IN GRANT OF STORMWATER DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT DATED JUNE 27, 2011, RECORDED JULY 22, 2011 AS INSTRUMENT NO. 786781 OF OFFICIAL RECORDS.

The remaining property mentioned in said Deed of Trust shall continue to be held by said trustee under the terms thereof, and this reconveyance shall not affect the personal liability of any person for the unpaid portion of the indebtedness mentioned as secured thereby. IN WITNESS WHEREOF, said **First American Title Insurance Company, a Nebraska Corporation**, as such Trustee has caused its corporate name and seal to be affixed by its officer, thereto duly authorized.

**First American Title Insurance Company,
a Nebraska Corporation, Trustee**

Debbie M. Jackson

By: Debbie M. Jackson
Director of Title Operations

STATE OF **NEVADA**)
)
COUNTY OF **DOUGLAS**) :ss.
)
CLARK . L.I .)

This instrument was acknowledged before me on this:
15 day of MARCH, 2024

By: **Debbie M. Jackson, Director of Title Operations**

[Signature]

Notary Public
(My commission expires: JUNE 20, 2025)

