

DOUGLAS COUNTY, NV

2024-1009168

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\$40.00

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06/17/2024 02:42 PM

FIRST AMERICAN TITLE

SHAWNYNE GARREN, RECORDER

AFTER RECORDING, RETURN TO:

First American Title Insurance Company
1795 International Way
Idaho Falls, ID 83402
Reference Number: 996757183-1 Br 50200



County Parcel ID: 122024501051

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.

Said Deed of Trust dated 09/28/2021 executed by Theresa M Larsen and Nathan Newton wife and husband as joint tenants with right of survivorship, Trustor, for the benefit of Umpqua Bank, Original Beneficiary, and recorded on 10/5/2021 in Book n/a at Page n/a as Instrument No 2021-975086 , in the Office of the Recorder for Douglas County, State of Nevada and cover real property situated in said county described as follows:

Legal Description: See Exhibit A

In Witness Whereof, the undersigned has caused this instrument to be executed on 6/17/2024.

First American Title Insurance Company

By
Todd Sleight, Vice President

State of Idaho)

County of Bonneville)

On this 6/17/2024, before me, Tawnya Rainey, personally appeared Todd Sleight, personally known to me and who acknowledged to be the Vice President for 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

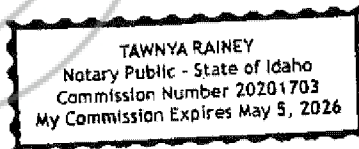


EXHIBIT A

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: PARCEL 1: A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. AND M., AND FURTHER BEING A PORTION OF LOT 9, AS SHOWN ON THE AMENDED PLAT OF RUHENSTROTH RANCHOS SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 11, 1976, AS DOCUMENT NO. 88873, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL D, AS SET FORTH ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON AUGUST 29, 1977, AS DOCUMENT NO. 12399 OF OFFICIAL RECORDS. PARCEL 2: TOGETHER WITH A ROAD UTILITY EASEMENT OVER AND ACROSS THE SOUTHERLY 25 FEET OF LOT 9, IN THE HEREIN ABOVE MENTIONED SUBDIVISION, AS SET FORTH ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON AUGUST 29, 1977, AS DOCUMENT NO. 12399 OF OFFICIAL RECORDS. BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO THERESA M. LARSEN AND NATHAN NEWTON, WIFE AND HUSBAND AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM THERESA M. LARSEN AND NATHAN NEWTON, WIFE AND HUSBAND WHO ACQUIRED TITLE AS THERESA M. LARSEN, A SINGLE WOMAN AND NATHAN NEWTON, A SINGLE MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED DATED 05/03/2021 AND RECORDED 05/14/2021 IN DOCUMENT NO. 2021-967435, IN THE LAND RECORD OF DOUGLAS COUNTY, NEVADA