

DOUGLAS COUNTY, NV

2024-1009809

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LANDMARK TITLE ASSURANCE AGENCY OF

SHAWNYNE GARREN, RECORDER

APN: 1320-25-001-011

WHEN RECORDED MAIL TO:

HERBERT G. MITCHELL

4947 HOMBRE WAY

RENO, NV 89502

Order No.: 24-5967DP

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, as Owner and Holder of the Note secured by Deed of Trust dated FEBRUARY 19, 2015, made by HERBERT G. MITCHELL, INDIVIDUALLY AND AS TRUSTEE OF THE H.G.M. FAMILY TRUST DATED FEBRUARY 19, 2015, as Trustor to DIANE MITCHELL, as Trustee, for the benefit of DOMINIQUE P. NEVEUX AND DIANE MITCHELL, TRUSTEES OF THE NEVEUX MITCHELL FAMILY LIVING TRUST DATED FEBRUARY 11, 2022 as Beneficiary, which Deed of Trust was recorded in the Office of the County Recorder of DOUGLAS County, State of Nevada on MARCH 23, 2015 as Document No. 2015-859067, Official Records.

WHEREAS the undersigned wishes to SUBSTITUTE a Trustee under said Deed of Trust. The undersigned hereby SUBSTITUTES DOMINIQUE P. NEVEUX AND DIANE MITCHELL, TRUSTEES OF THE NEVEUX MITCHELL FAMILY LIVING TRUST DATED FEBRUARY 11, 2022, as TRUSTEE, in lieu of the above named Trustee, under said Deed of Trust.

WHEREAS, the indebtedness secured by the Deed of Trust executed by HERBERT G. MITCHELL, INDIVIDUALLY AND AS TRUSTEE OF THE H.G.M. FAMILY TRUST DATED FEBRUARY 19, 2015, as TRUSTOR, for the benefit of DOMINIQUE P. NEVEUX AND DIANE MITCHELL, TRUSTEES OF THE NEVEUX MITCHELL FAMILY LIVING TRUST DATED FEBRUARY 11, 2022, as BENEFICIARY, which said Deed of Trust was recorded in the Office of the County Recorder of Douglas County, State of Nevada on March 23, 2015 in as Document No. 2015-859067, Official Records has been paid insofar as the hereinafter described property is affected thereby.

NOW, THEREFORE, DOMINIQUE P. NEVEUX AND DIANE MITCHELL, TRUSTEES OF THE NEVEUX MITCHELL FAMILY LIVING TRUST DATED FEBRUARY 11, 2022 Substituted Trustee, does hereby grant and reconvey unto the person or persons legally entitled thereto, but without warranty, all the estate and interest derived to it under said Deed of Trust in and to the real property described as follows:

(See Exhibit "A" attached hereto and made a part hereof)

The remaining land encumbered by said Deed of Trust shall not be affected by this Full Reconveyance and shall continue to be encumbered thereby.

IN WITNESS WHEREOF said Owner, have caused this instrument to be executed by their duly authorized officers.

SEE PAGE 2 FOR SIGNATURE AND NOTARY ACKNOWLEDGEMENT.

REQUEST FOR RECONVEYANCE

The undersigned beneficiary is the legal owner and holder of the promissory note in the original sum of \$125,000.00 secured by that certain dated February 19, 2015, in which **Herbert G. Mitchell, Individually and as Trustee of The H.G.M. Family Trust dated February 19, 2015** is the trustor and ^{Diane} ~~Diane~~ Mitchell as the trustee, filed for record on **March 23, 2015**, as Document No **2015-859067**, among the records of the **State of Nevada**.

The Note and all other indebtedness secured by said having been fully satisfied, the affidavit is herewith surrendered to you for cancellation and reconveyance.

You are therefore requested, upon payment of all sums owing you, to reconvey without warranty to the person(s) entitled thereto, the right, title and interest now held by you thereunder.

Dated: 6-28, 2024

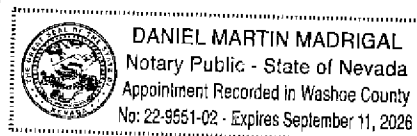
Diane Mitchell
Diane Mitchell

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on this 28th day of June, 2024, by Diane Mitchell.

[Signature]
Signature of notarial officer

My Commission Expires: 09/11, 2026



Dated this 28 day of June, 2024.

BENEFICIARY(IES):

TRUSTEE (IES):

DOMINIQUE P. NEVEUX AND DIANE MITCHELL, TRUSTEES OF THE NEVEUX MITCHELL FAMILY LIVING TRUST DATED FEBRUARY 11, 2022

BY X *Diane Mitchell*
DIANE MITCHELL, AS TRUSTEE

BY X *Dominique P. Neveux*
DOMINIQUE P. NEVEUX, AS TRUSTEE

STATE OF NEVADA }
COUNTY OF Washoe } SS

This instrument was acknowledged before me on June 28, 2024
by: DOMINIQUE P. NEVEUX AND DIANE MITCHELL

[Signature]
Notary Public in and for said County and State


 DANIEL MARTIN MADRIGAL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 22-9551-02 - Expires September 11, 2028



EXHIBIT A

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

Being a portion of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 13 North, Range 20 East, M.D.B.&M., further described as follows:

Parcel D. as set forth on the parcel map for William P. Simpson and Rosalie Simpson, filed for record December 3, 1979, in Book 1279, Page 1, Document No. 39248, Official Record of Douglas County, State of Nevada.

Together with a 30 foot access easement traversing parcels A, B and C, as set forth on said parcel map, herein above mentioned.

Further together with an appurtenant 50 foot access easement as quitclaimed to William P. Simpson, et ux, in instrument recorded in Book 1273 at Page 80 as Document No. 70498.