

DOUGLAS COUNTY, NV

2024-1010563

Rec:\$40.00

\$40.00

Pgs=3

07/31/2024 09:03 AM

DOCSOLUTIONUSA, LLC DBA DOCSOLUTION, INC.

SHAWNYNE GARREN, RECORDER

Parcel: 1220-24-301-002

Prepared by, Recording Requested By and Return to:

**DS DocSolutionUSA**

DocSolutionUSA, LLC, dba DocSolution, Inc.

Warren E. Johnsey, Attorney at Law

2316 Southmore

Pasadena, TX 77502

713-941-4928

**DocSolutionUSA, LLC d/b/a DocSolution, Inc. did not prepare a title search of the Property described in the document below. The Preparer of this document makes no representation as to the status and validity of, including, but not limited to, the title, loan history, boundary survey, property use, or zoning regulations of the Property assigned, transferred, conveyed, released, or any other disposition of the Property. Information herein was provided to preparer by Grantor/Grantee and/or their Agent.**

## ASSIGNMENT OF DEED OF TRUST

MIN: 100799230000070033

MERS Phone: 1-888-679-6377

9925890399-ER



\* 1 0 4 0 7 4 4 \*



\* 3 9 3 2 4 5 7 \*

FHA Case #: 331-1355993

**FOR AND IN CONSIDERATION** of Ten dollars (\$10.00) and other value received, the undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY**, whose address is P.O. Box 2026, Flint, MI 48501-2026, **AS NOMINEE FOR PHH MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS**, does hereby assign, transfer, convey, set over, and deliver to:

**SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, forever and without recourse, whose address is 451 Seventh Street S.W., Washington, DC 20410,

The following described deed of trust:

Dated: 1/26/2009

Executed by: **EDWARD F SPROUL AND CAROLYN S SPROUL, HUSBAND AND WIFE, AS JOINT TENANTS**

Payable to: **GENWORTH FINANCIAL HOME EQUITY ACCESS, INC., FORMERLY KNOWN AS LIBERTY REVERSE MORTGAGE, INC.**

Amount of Debt: **\$625,500.00**

Recorded: 1/30/2009

Recording Information: In Book 109 Page 6464 As Document 736766

Recording Jurisdiction: **DOUGLAS** County Clerk's Office, State of **NEVADA**.

Legal: See Attached Exhibit "A"

Property Address: 670 NORTH US HIGHWAY 395, GARDNERVILLE, NEVADA 89410

Parcel: 1220-24-301-002

Executed this 7/24/24.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PHH MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS**

Haleigh Deville Sowell  
By: HALEIGH DEVILLE SOWELL  
Title: ASSISTANT SECRETARY

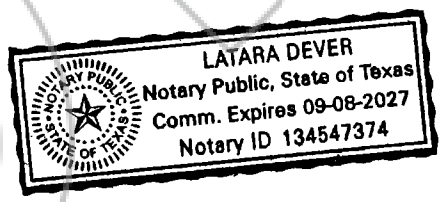
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared HALEIGH DEVILLE SOWELL, ASSISTANT SECRETARY known to me (or proved to me on the oath of \_\_\_\_\_), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, A DELAWARE CORPORATION, AS NOMINEE FOR PHH MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS a corporation, and that he/she had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 24 day of July, A.D. 2024

Latara Dever  
Notary Public in and for the State of TEXAS  
Notary's Printed Name:  
My Commission Expires:



Mortgage for \$625,500.00 dated 1/26/2009

## EXHIBIT "A"

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

Situated in the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 23 and the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 24, both in Township 12 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, described as follows:

BEGINNING at a point on the Southwestern right-of-way line for Nevada State Highway 3 (U.S. 395), which point bears South  $0^{\circ}10'$  East, a distance of 3,043.95 feet from the Northwest corner of the above described Section 24; thence South  $38^{\circ}48'$  East along said highway right-of-way line a distance of 362.14 feet to the TRUE POINT OF BEGINNING; thence South  $38^{\circ}48'$  East, continuing along said highway right-of-way line a distance of 197.13 feet to a point near a fence corner; thence South  $45^{\circ}20'$  West, along a fence line, a distance of 630.50 feet to a point; thence North  $60^{\circ}37'$  West, a distance of 168.85 feet to a point; thence North  $49^{\circ}36'30''$  East, a distance of 36.00 feet to a point; thence North  $47^{\circ}04'$  West, a distance of 8.70 feet to a point; thence North  $42^{\circ}56'$  East, a distance of 662.10 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH all that certain parcel of land conveyed to GARRY D. STONE, et ux in boundary line adjustment deed, recorded May 24, 1984, in Book 584, Page 2092, Document No. 101260, Official Records, Douglas County, Nevada.

EXCEPT THEREFROM all that parcel of land conveyed to LILLY M. STONE in boundary line adjustment deed recorded May 24, 1984, in Book 584, Page 2094, Document No. 101261, Official Records, Douglas County, Nevada.

Note: Legal Description previously contained in Document No. 518558 in Book 0701 at Page 4317 recorded on January 4, 2001.