

DOUGLAS COUNTY, NV

2024-1011471

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CORE TITLE GROUP, LLC (N. NV)

SHAWNYNE GARREN, RECORDER

APN# : 1320-32-801-032

**Recording Requested By:**

Core Title Group LLC

**Escrow No.:** 601CNV-DC

**When Recorded Mail To:**

William Dougherty & Sherry  
Dougherty

1409 NE Heritage Dr.

Grants Pass, OR

89410

**Mail Tax Statements to: (deeds only)**

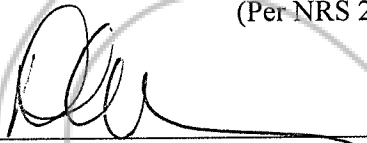
same

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature



Dawn Cuellar

Escrow Officer

**Substitution of Trustee**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

**SUBSTITUTION OF TRUSTEE**

WHEREAS, William Dougherty, Jr. and Sherry Dougherty, husband and wife, as joint tenants, was the original Trustor, and Stewart Title Company, LLC, was the original Trustee, and William L. McClure, Trustee of the Sherry Dougherty Trust created by Beatrice Groner U/A dated 11/20/1996, was the original Beneficiary under that certain Deed of Trust dated 8/19/2024 and recorded on June 23, 2023 , as Document No. 2023-997877 of Official Records in the office of the Recorder of Douglas County, State of Nevada, (describing the following real property in Exhibit A attached)

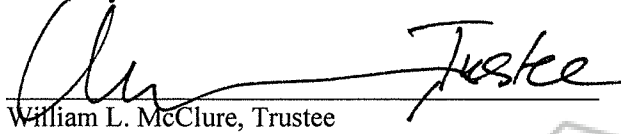
WHEREAS, the undersigned are all the Beneficiaries under the above referenced Deed of Trust; and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and instead of said original Trustee, thereunder, in the manner provided for in said Deed of Trust.

NOW, THEREFORE, the undersigned hereby substitutes: William L. McClure, Trustee of the Sherry Dougherty Trust created by Beatrice Groner U/A dated 11/20/199 who's address is 1100 Alma Ave, Ste. 210, Menlo Park, CA 94025, place and instead of William L. McClure, Trustee of the Sherry Dougherty Trust created by Beatrice Groner U/A dated 11/20/1996, the Trustee above named, and do(es) hereby vest in said substituted Trustee, all the rights, title, estate, power, duty and trusts conferred by said Deed of Trust upon the Trustee therein named.

Dated: 8/21/2024

William L. McClure, Trustee of the Sherry Dougherty Trust  
created by Beatrice Groner U/A dated 11/20/1996

  
William L. McClure, Trustee

~~STATE OF \_\_\_\_\_~~

~~COUNTY OF \_\_\_\_\_~~

~~This instrument was acknowledged before me on~~

~~\_\_\_\_\_~~

~~by \_\_\_\_\_~~

\_\_\_\_\_  
Notary Public

} SS

*See notarial Acknowledgment attached.*

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of this document.

STATE OF CALIFORNIA )  
 ) ss:  
COUNTY OF San Mateo )

On August 21, before me, Robin Riggins, Notary Public, personally appeared William Lance McClure, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Robin Riggins

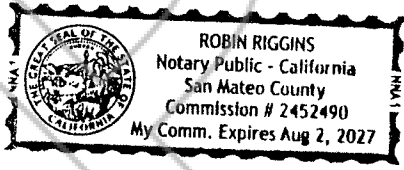


Exhibit A

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

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada described as follows:

That Middle 70 foot wide parcel as shown on that plat of the C.C. Meneley property at Gardnerville as recorded March 8, 1948, as Document No. 06345.

Excepting therefrom the Westerly 61.00 feet, all more particularly described as follows:

Commencing at the Northwest corner of Parcel No. 2 as shown on that Record of Survey for William Hussman, as Recorded in Book 492, at Page 1331, as Document No. 275307;

Thence South 01°13'14" East, 393.04 feet;

Thence South 01°30'26" East, 73.01 feet to the Northwest corner of said Middle Parcel, Document No. 06345;

Thence along the North line of said parcel South 89°27'04" East, 61.00 feet to The Point of Beginning; Thence continuing South 89°27'04" East, 187.96 feet to the Westerly right-of-way line of Gilman Avenue; Thence along said right-of-way South 01°37'05" East, 70.05 feet; thence North 89°27'04" West, 188.10 feet to a point 61.00 feet East of the West line of said parcel; thence North 01°30'25" West, 70.05 feet to The Point of Beginning.

Said land is also shown on the Record of Survey to support a boundary line adjustment for P M B #1 LLC, according to the Map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 28, 2006 in Book 606, Page 9912, as File No. 678279, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 15, 2018, as Document No. 2018-915519 of Official Records.