

DOUGLAS COUNTY, NV

2024-1011472

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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

Deed of Reconveyance

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

William L. McClure, Trustee of the Sherry Dougherty Trust created by Beatrice Groner U/A dated 11/20/1996 as Trustee, or Successor Trustee, or Substituted Trustee, under Deed of Trust dated June 22, 2023 executed by William Dougherty, Jr. and Sherry Dougherty husband and wife, as joint tenants Trustor, and recorded as Instrument No. 2023-997877, on 6/23/2023 in Book n/a, Page n/a of Official Records in the Office of the Recorder of Douglas County, Nevada, having been requested in writing by the holder of the obligation secured by said Deed of Trust, to reconvey the estate granted to Trustee under said Deed of Trust, does hereby reconvey to the person or persons legally entitled thereto, without warranty, all the estate, title and interest acquired by Trustee under said Deed of Trust.

See attached Exhibit A for legal description

IN WITNESS WHEREOF, said Core Title Group LLC, Trustee, has caused its corporate name and seal to be hereto affixed by its duly authorized officer.

Dated: 08/19/2024

Full Reconveyance – Page 2

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

By: [Signature] Trustee
William L. McClure, Trustee

STATE OF NEVADA

} s.s.

COUNTY OF _____

This instrument was acknowledged before me

on _____

by _____, as _____

of/for _____.

Notary Public

SEE NOTARIAL ACK Attached

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 $01^{\circ}13'14''$ East, 393.04 feet;

Thence South $01^{\circ}30'26''$ East, 73.01 feet to the Northwest corner of said Middle Parcel, Document No. 06345;

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