

LINCOLN COUNTY, NV

2018-155134

\$35.00

08/28/2018 09:10 AM

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FA NV DIRECT TITLE

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OFFICIAL RECORD

LESLIE BOUCHER, RECORDER

A.P.N. 012-120-09, 013-041-45 AND 013-041-46

ESCROW NO. 76577

RECORDING REQUESTED BY:

USDA FARM SERVICE AGENCY

WHEN RECORDED MAIL TO:

FIRST AMERICAN TITLE INSURANCE COMPANY

2500 PASEO VERDE PARKWAY

SUITE 120

HENDERSON, NV 89074

FSA-2400-1 NV
(01-11-10)

Position 5

UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Service Agency

FULL RECONVEYANCE

WHEREAS, the undersigned, CAROLYN ESTRADA of the FARM SERVICE AGENCY for the State of Nevada, (7 U.S.C. 1989) is now Trustee under the Deed(s) of Trust executed by NATHAN PHILLIPS and MELISSA PHILLIPS husband and wife as joint tenants

Trustors, dated and recorded in the Official Records of LINCOLN County, Nevada, as follows:

<u>Date of Instrument</u>	<u>Date Recorded</u>	<u>Book Number</u>	<u>Page Number</u>	<u>Document Number</u>
3/29/2017	04/05/2017	310	0209-0217	0151142

WHEREAS, the undersigned has been duly and legally requested to reconvey the estate now held by Trustee under said Deed(s) of Trust in and to the real property hereinafter described;

See attachment Exhibit A for legal description

NOW THEREFORE, the undersigned does hereby reconvey, but without warranty, to the person or persons legally entitled, thereto, the estate of Trustee in all of the lands described in said Deed(s) of Trust, reference being hereby made to said Deed(s) of Trust and the record thereof for a particular description of said real property,

TRUSTEE

DATE: 8-17-17

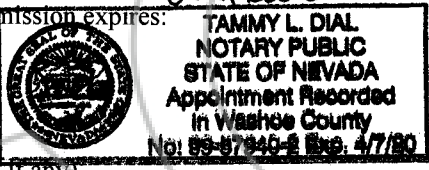
BY: Carolyn Estrada
CAROLYN ESTRADA

TITLE: FARM LOAN CHIEF
UNITED STATES OF AMERICA
U.S. DEPARTMENT OF AGRICULTURE
FARM SERVICE AGENCY

ACKNOWLEDGEMENT

STATE OF NEVADA } ss. (Individual)
COUNTY OF WASHOE

This instrument was acknowledged before me on 17 August 2017 (Date) by _____
CAROLYN ESTRADA (Name(s) of person(s)).

My commission expires: 07 April 2020


Tammy L. Dial
TAMMY DIAL
(Signature of notarial officer)

(Seal, if any)

(Title and rank (optional))

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EXHIBIT A

The land referred to herein is described as follows:

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

PARCEL 1:

That portion of land identified as James Leo Wadsworth APN 012-120-09 on the Record of Survey recorded December 1, 2016 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 217 as File No. 150620, Lincoln County, Nevada records, and encompassed by a fence West of the Panaca Big Spring Road and which extends East of the fenced area to the North-South centerline of Section 4 of Township 2 South, Range 68 East, M.D.B. & M., and more particularly described as follows:

Beginning at the Northeast corner of the said North-South centerline at a #5 rebar with plastic cap stamped L SMITH PLS 12751 from which the North Quarter corner of said Section 4 bears North $00^{\circ}02'30''$ East, 1521.58 feet;

Thence South $00^{\circ}02'30''$ West, 563.18 feet along said center of Section 4 line to another #5 rebar and plastic cap stamped L SMITH PLS 12751;

Thence South $83^{\circ}54'35''$ West, 161.34 feet while crossing the Panaca Big Spring Road to the Southeast corner of the fence encompassing the said fenced portion of said parcel;

Thence South $83^{\circ}54'35''$ West, 765.10 feet along said fence at a fence post with a stainless steel tag stamped L SMITH PLS 12751;

Thence South $84^{\circ}01'32''$ West, 800.45 feet continuing along said fence to the Southwest corner at a fence post with a stainless steel tag stamped L SMITH PLS 12751;

Thence North $00^{\circ}34'58''$ West, 750.41 feet along said fence to the Northwest corner at a fence post with a stainless steel tag stamped L SMITH PLS 12751;

Thence South $89^{\circ}41'25''$ East, 849.29 feet along the Northerly side of said fence at a fence post with a stainless steel tag stamped L SMITH PLS 12751;

Thence South $89^{\circ}56'06''$ East, 703.35 feet to the Northeast corner of said fenced field at a fence post with a stainless steel tag stamped L SMITH PLS 12751;

Thence continuing South $89^{\circ}56'06''$ East, leaving the fenced field and crossing the Panaca Big Spring Road, 172.73 feet to the Point of Beginning;

Said parcel of land is subject to an easement 60 feet in width for the Panaca Big Spring Road over the Easterly portion.

The Basis of Bearings is the center N-S Section 4 line of Township 2 South, Range 68 East, M.D.B. & M., given North $00^{\circ}02'30''$ East in the SLM Dependent Resurvey.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 012-120-09

PARCEL 2:

Situate in the North Half (N1/2) of Section 3, Township 3 South, Range 67 East, M.D.B. & M., being a portion of Lot 16 of HIGHLAND KNOLLS SUBDIVISION as shown on the Official Map thereof, more particularly described as follows:

Lot 16-A and Lot 16-B as shown on the Parcel Map recorded May 31, 2016 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 207 as File No. 149365, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 013-041-45 and 013-041-46

TOGETHER WITH all U.S. Bureau of Land Management grazing privileges within the Warm Springs No. 01080 allotment(s).