

LINCOLN COUNTY, NV

2022-163141

\$37.00

Rec:\$37.00

10/12/2022 09:20 AM

FIRST AMERICAN TITLE

Pgs=2 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

AFTER RECORDING, RETURN TO:

First American Title Insurance Company
4795 Regent Blvd Mail Stop 1021-N

Irving, TX 75063

Reference Number: 202208587



County Parcel ID: 01116019

FULL RECONVEYANCE

Mountain America Federal Credit Union, pursuant to a written request of the Beneficiary thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, the trust property now held by it as Trustee under said Trust Deed.

Said Deed of Trust dated 04/19/2022 executed by Betsy L Whipple, Trustor, for the benefit of Mountain America Federal Credit Union, Original Beneficiary, and recorded on 4/27/2022 in Book n/a at Page n/a as Instrument No 2022-162261, in the Office of the Recorder for Lincoln County, State of Nevada and cover real property situated in said county described as follows:

Legal Description: See Exhibit A

In Witness Whereof, the undersigned has caused this instrument to be executed on 10/12/2022.

Mountain America Federal Credit Union

By *Jacki Wilkins*

Jacki Wilkins, Vice President

by Power of Attorney dated 08/07/2007

State of ID)

County of Bonneville)

On this 10/12/2022, before me, Christy Brown, personally appeared Jacki Wilkins, personally known to me and who acknowledged to be the Vice President for Mountain America Federal Credit Union and that as such officer, being authorized so to do, signed in behalf of the corporation and acknowledged that the corporation executed the same.

Christy Brown

Christy Brown - Notary Public

Commission Expires: 2/13/2027

CHRISTY BROWN
Notary Public - State of Idaho
Commission Number 65063
My Commission Expires Feb 13, 2027

EXHIBIT "A"

File No.: 2648650

Property: 1713 River Ranch Road Hiko, NV 89017

PARCEL I:

THAT PORTION OF THE WEST HALF (W1/2) OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 61 EAST, MOUNT DIABLO MERIDIAN, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL TWO (2) AS SHOWN ON PARCEL MAPS FOR WHIPPLE CATTLE COMPANY RECORDED AUGUST 20, 2002 IN PLAT BOOK B, PAGES 445 AND 446 AS FILE NO'S. 118695 AND 118696 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE 40 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES THERETO, OVER AND ACROSS THAT PORTION OF PARCEL 1 AND PARCEL 3 AS SHOWN BY PARCEL MAPS RECORDED AUGUST 20, 2002 IN PLAT BOOK B, PAGES 445 AND 446 AS FILE NO'S. 118695 AND 118696 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A POINT OF THE RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 93, FROM WHICH THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 61 EAST, OF THE MOUNT DIABLO MERIDIAN BEARS N 89°29'31" E 2965.72'; THENCE GOING WESTERLY THROUGH PARCEL 1 TO PARCEL 2 BOUNDARY S 77°53'57" W 804.82'; THENCE CONTINUING S 77°05'57" W 301.57' INTO SAID PARCEL 2; THENCE N 02°48'07" W 116.56' AT A POINT WHERE THE EASEMENT TO THE WEST BEGINS; THENCE CONTINUING N 02°48'07" W ON THE PRESENT FARM ROAD 98.15' TO THE NORTHERLY PARCEL 2 BOUNDARY, WHICH EASEMENT GOES TO THE EXISTING GATE IN PARCEL 1 FENCE-LINE.

NOTE: THE ABOVE DESCRIPTION APPEARED IN DOCUMENT RECORDED APRIL 30, 2007, IN BOOK 231 PAGE 0077 AS FILE 0128847.