

When recorded return to:
Nevada Bank & Trust
976 Idaho Street
Elko, NV 89801



OFFICIAL RECORD
AMY ELMER, RECORDER

APN# 003-086-06 & 003-086-07

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS Nevada Bank and Trust is the owner of a Promissory Note dated May 29, 2020, executed by Nolan Avery DBA Shady Motel and Teva Avery, in the amount of \$70,000.00 secured by 2nd Deed of Trust, wherein Cow County Title Company, is named Trustee, recorded May 29, 2020 as document 2020-158390, Official Records, in the Office of the Recorder of Lincoln County, Nevada.

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

See attached Legal Description

The Real Property or its address is commonly known as 4030 Front Street, Caliente, NV 89008.

WHEREAS the undersigned as the present beneficiary of the Deed of Trust desire to change the Trustee therein, and

WHEREAS the undersigned further desire to have the property hereinafter mentioned reconveyed by reason of the payment of the indebtedness secured by said Deed of Trust;

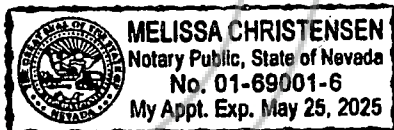
NOW, THEREFORE, the undersigned does hereby appoint the undersigned as Trustee under the terms of said Deed of trust in the place of the original Trustee above mentioned, with the power to perform the trusts therein imposed, and in consideration of the payment of said indebtedness, receipt of which is acknowledged, the undersigned as Substitute Trustee, **DOES HEREBY QUITCLAIM AND RECONVEY** to the Person or Persons legally entitled thereto, but without warranty, all of the property covered by said Deed of Trust now held by said Trustee under the terms of said Deed of Trust.

Dated this 7th day of June, 2023 for Nevada Bank & Trust by Perry Wilson.

Name & Title: Perry Wilson, CCO

STATE OF NEVADA)
COUNTY OF ELKO)

On this 7th day of June, 2023, before me, Melissa Christensen, a Notary Public, appeared Perry Wilson, personally known to me to be the person described in and who acknowledged that he executed the above instrument.



Notary Public

LEGAL DESCRIPTION

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

Situate within portions of Section 7 and 8 of Township 4 South, Range 67 East, M.D.B.&M., more particularly described as follows:

PARCEL 1:

Lots 7, 8 and the adjoining West Half (W1/2) of Lot 9 in Block 14 of Caliente, Nevada as shown on the Official Subdivision Map thereof recorded November 10, 1904 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 36 and as shown on the compiled Map of Caliente filed in Book A of Plats, page 47, Lincoln County, Nevada records.

PARCEL 2:

The East Half (E1/2) of Lot 9 and all of Lots 10, 11 and 12 in Block 14 of Caliente, Nevada as shown on the Official Subdivision Map thereof recorded November 10, 1904 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 36 and as shown on the compiled Map of Caliente filed in Book A of Plats, page 47, Lincoln County, Nevada records.

Together with that portion of Poplar Street as abandoned by the City of Caliente in a document recorded November 24, 1997 in Book 131 of Official Records, page 484 as File No. 110160, Lincoln County, Nevada records.