

LINCOLN COUNTY, NV

2023-164876

\$37.00

06/14/2023 04:59 PM

Rec:\$37.00

COW COUNTY TITLE CO.

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N. #	013-130-09 (ptn) 013-130-12 (ptn) 013-130-14 (ptn)
Escrow No.	
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
Steven M. Harmsen / H.H. Land Cattle	
26 North State Street	
Salt Lake City UT 84103	

PARTIAL SATISFACTION OF MORTGAGE

WHEREAS; the undersigned, HARMSEN FAMILY LIMITED PARTNERSHIP, a Utah Limited Partnership, the Owner(s) and Holder(s) of that certain Mortgage dated September 28, 1993, executed by STEPHEN M. HARMSEN and H.H. LAND CATTLE, as Maker(s) of said mortgage recorded on November 15, 1993 in Book 107 of Official Records, page 682 as File No. 101150, Lincoln County, Nevada records.

AND, WHEREAS, no interest or portion of said Mortgage has been assigned, transferred, hypothecated or given to any other person or entity.

AND, WHEREAS, HARMSEN FAMILY LIMITED PARTNERSHIP, a Utah Limited Partnership has been requested to release a portion of the Estate encumbered by said Mortgage unto the person or persons legally entitled thereto without warranty;

NOW THEREFORE, HARMSEN FAMILY LIMITED PARTNERSHIP, a Utah Limited Partnership as Owner and Holder of said Mortgage does hereby release the portion of the estate, title and interest to that portion of the property described as follows:

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

The remaining property described in said Mortgage shall continue to be held by said Owner and Holder under the terms contained in said Mortgage. As provided in said Mortgage this Partial Satisfaction of Mortgage is made without affecting the personal liability of any person for payment of the indebtedness encumbered by said Mortgage.

Dated: April 29, 2023

HARMSEN FAMILY LIMITED
PARTNERSHIP, a Utah Limited
Partnership


STEVE HARMSEN

State of Utah

County of Davis

} ss.

This instrument was acknowledged before me on
the 27th day of April, 2023, ~~2022~~
by: Steve Harmsen

Signature:


Notary Public

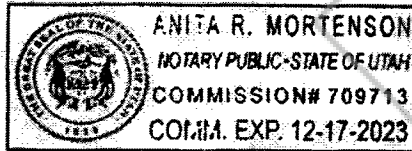


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 85001

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

A portion of the West Half of Section 18, and a portion of Government Lot 1 of Section 19, Township 4 South, Range 67 East, M.D.B. & M., lying within the right of way of SR-317, more particularly described as follows:

Being a parcel or strip of land 40.00 feet in width, beginning at a point on the centerline of said SR-317 at Highway Engineer's Station "X" 1098+25.00 P.O.T., said point of beginning further described as bearing South 17°47'19" East, a distance of 1,359.81 feet from a 3.25 inch BLM brass cap on a 3 inch pipe accepted as being the Northwest corner of said Section 19, described as being brass cap 3 inches in diameter, marked: "T4S R66E R67 E S13|S18/S24|S19 1994" in the field notes as referenced in that certain Amended Record of Survey for Rainbow Canyon Ranch, LLC, filed on February 2, 2000 in Book B of Plats, page 284 as File No. 113940, Lincoln County, Nevada records;

Thence along said centerline to the point of ending at Highway Engineer's Station "X" 1160+15.00 P.O.T., said point of ending further described as bearing South 61°32'42" East, a distance of 2,544.62 feet from a 3.25 inch aluminum cap on a 3 inch aluminum pipe accepted as being the Northwest corner of Section 18, shown as a cap stamped "FONGER SURVEYING T4S S12|S7/S13|S18 R66E|R67E BLM 1993 MDBM 1989 RLS 4235 ELY, NV" as described in that certain Corner Record recorded October 14, 2015 in Book D of Plats, page 160 as File No. 148417, Lincoln County, Nevada records;

The Westerly boundary line of said parcel or strip of land shall be said "X" centerline of SR-317 and the Easterly boundary line shall be the Easterly right of way line of said SR-317.

EXCEPTING THEREFROM any and all water rights appurtenant to said land.

The Basis of Bearing for this description is the Nevada State Plane Coordinate System, NAD 27/29 Datum, East Zone as determined by the State of Nevada, Department of Transportation.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: Portions of 013-130-14, 013-130-12 and 013-130-09

Portions of 013-130-09, 013-130-12, and 013-130-14