

LINCOLN COUNTY, NV

2023-165476

Rec:\$37.00

Total:\$37.00

07/24/2023 02:48 PM

NEVADA BANK & TRUST

Pgs=2 KC

When recorded return to:

Nevada Bank & Trust

976 Idaho Street

Elko, NV 89801

APN# 012-230-08



OFFICIAL RECORD
AMY ELMER, RECORDER

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS Nevada Bank and Trust is the owner of a Promissory Note dated September 19, 2018, executed by Out-Bach Ranch, LLC, in the amount of \$125,000.00 secured by Deed of Trust, wherein Cow County Company, is named Trustee, recorded September 21, 2018 as document 2018-155245, 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:

A parcel of land situate in the Southwest Quarter (SW1/4) of Northeast (NE1/4) of Section 35, Township 2 South, Range 67 East, M.D.B. & M., and described as follows:

Beginning at the intersection of the West Line of U.S. Highway 93 with the North Line of said Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 35; Thence running West along said North Line a distance of 1055.32 feet to the Northwest Corner of said Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 35; Thence running South along the West Line of Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 35, a distance of 533 feet; Thence running South 81°05' East a distance of 765.5 feet more or less to the West Line of U.S. Highway 93; Thence running Northerly along the West Line of said Highway right-of-way a distance of 703 feet more or less to the point of beginning.

Said land is also known as Parcel 1 of the amended Parcel Map recorded December 5, 1980 in the Office of the County Recorder of Lincoln County, Nevada, in A of Plats, page 169 as File No. 70375, Lincoln County, Nevada records.

The above legal description is a metes and bounds description and was obtained from a Deed recorded September 10, 2014 in Book 290 Official Records, page 289, as File No. 146230 Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

Together with all water rights appurtenant to the property including but not limited to State of Nevada Certificate of Appropriation of Water, Permit No. 50714, Certificate No. 13652, issued by the State Engineer of Nevada, February 28, 2018.

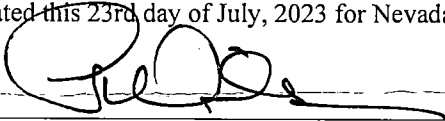
The Real Property or its address is commonly known as 4037 South US 93, Panaca, NV 89042..

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.

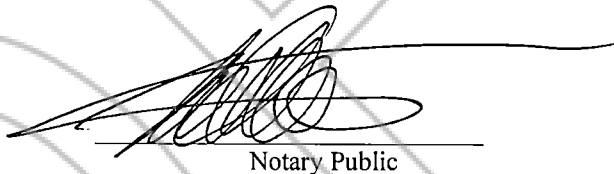
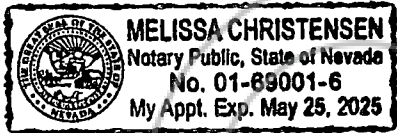
Dated this 23rd day of July, 2023 for Nevada Bank & Trust by Perry Wilson.



Name & Title: Perry Wilson, CCO

STATE OF NEVADA)
COUNTY OF ELKO)

On this 23rd day of July, 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