

RECORDING REQUESTED BY

Magnate Fund #2 LLC

AND WHEN RECORDED MAIL TO  
Magnate Fund #2 LLC  
1355 Willow Way, Ste 261  
Concord, CA 94520

Loan No. 8628  
APN: 1418-22-610-008

DOUGLAS COUNTY, NV **2019-924713**  
Rec:\$35.00  
Total:\$35.00 **01/17/2019 01:25 PM**  
MAGNATE FUND 2 LLC Pgs=2



KAREN ELLISON, RECORDER

### SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

THE UNDERSIGNED, present beneficiary under that certain Deed of Trust executed by **RONALD L. JAMES, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY** as Trustor, to **STANDARD TRUST DEED** as original Trustee, and recorded on **NOVEMBER 20, 2003** as Instrument Number **#0597337 BK1103 PG09366**, of Official Records of **DOUGLAS** County, Nevada, **HEREBY APPOINTS AND SUBSTITUTES THE UNDERSIGNED** as the new and substituted Trustee thereunder in accordance with the terms and provisions contained therein; and

As such duly appointed and substituted Trustee thereunder, **THE UNDERSIGNED DOES HEREBY FULLY RECONVEY** real property as described in **"EXHIBIT A"** attached, to the person or persons legally entitled thereto, without warranty, all the estate, title and interest acquired by the original Trustee and by the undersigned as the said substituted Trustee under said Deed of Trust. Wherever the text of this document so requires, the singular includes the plural.

Date: **January 16, 2019**

**BENEFICIARY AND SUBSTITUTED TRUSTEE  
MAGNATE FUND #2 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**

By: *John W. Simonse*  
John W. Simonse, authorized signor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the Document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }SS.  
COUNTY OF CONTRA COSTA }

On 01/16/2019 before me, *J. Christie*, a Notary Public, personally appeared, *John W. Simonse* who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

*J. Christie*

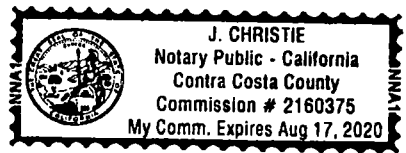


EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL I:

LOT 4, IN BLOCK D, AS SHOWN ON THE MAP OF LOGAN CREEK ESTATES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY ON MARCH 8, 1960, DOCUMENT NO. 15688.

TOGETHER WITH THE RIGHT OF OWNERS TO HAVE ACCESS TO THE WATERS OF LAKE TAHOE AS SET FORTH IN DEED RECORDED DECEMBER 17, 1973, IN BOOK 1273, PAGE 387, DOCUMENT NO. 70682, OFFICIAL RECORDS, OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL II:

AN EASMENT FOR INGRESS AND EGRESS OVER LOT 3 IN BLOCK D, OF SAID LOGAN CREEK ESTATES, AS SAID ROAD NOW EXISTS.