

DOUGLAS COUNTY, NV

2019-929213

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ETRCO

KAREN ELLISON, RECORDER

APN# : 1220-09-001-011 1220-09-001-017 1220-09-001-008

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 102155-WLD

When Recorded Mail To:

Rivertree Ranch LLC

P.O. Box 12488

Ogden, UT 84412

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____

Wendy Dunbar

Escrow Officer

Substitution of Trustee and Deed of PARTIAL Reconveyance

THIS DOCUMENT IS EXECUTED IN COUNTER- PART

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

SUBSTITUTION OF TRUSTEE AND DEED OF PARTIAL RECONVEYANCE

The undersigned Beneficiaries, NEVADA BUSINESS INVESTMENTS, LLC, a Nevada Limited Liability Company, as to an undivided 16.7% interest (representing a portion of the original principal contribution of \$150,000.00), BRETT RUPPER, Trustee of the R F E Trust-2011 dated August 5, 2011 as to an undivided 5.6% interest (representing a portion of the original principal contribution of \$50,000.00), ANGELO PECORILLA, a married man as his sole and separate property, as to an undivided 41.7% interest (representing a portion of the original principal contribution of \$375,000.00) and ROSS CHICHESTER, Trustee of the Sarah Chichester Trust, as to an undivided 36.0% interest (representing a portion of the original principal contribution of \$325,000.00) , Beneficiaries,, in and under the provisions of that certain Deed of Trust executed by Rivertree Ranch LLC, a Nevada Limited Liability Company, Trustors, to Ticor Title Company, a Nevada Corporation, as Trustee for NEVADA BUSINESS INVESTMENTS, LLC, a Nevada Limited Liability Company, as to an undivided 16.7% interest (representing a portion of the original principal contribution of \$150,000.00), BRETT RUPPER, Trustee of the R F E Trust-2011 dated August 5, 2011 as to an undivided 5.6% interest (representing a portion of the original principal contribution of \$50,000.00), ANGELO PECORILLA, a married man as his sole and separate property, as to an undivided 41.7% interest (representing a portion of the original principal contribution of \$375,000.00) and ROSS CHICHESTER, Trustee of the Sarah Chichester Trust, as to an undivided 36.0% interest (representing a portion of the original principal contribution of \$325,000.00) , Beneficiaries, dated November 8, 2018 and recorded On November 13, 2018 as Document No. 2018-922017 of Official Records in the office of the Recorder of Douglas, State of Nevada, do(es) in accordance with the provisions of said Deed of Trust, hereby give notice of the Substitution and Appointment of NEVADA BUSINESS INVESTMENTS, LLC, a Nevada Limited Liability Company, as to an undivided 16.7% interest (representing a portion of the original principal contribution of \$150,000.00), BRETT RUPPER, Trustee of the R F E Trust-2011 dated August 5, 2011 as to an undivided 5.6% interest (representing a portion of the original principal contribution of \$50,000.00), ANGELO PECORILLA, a married man as his sole and separate property, as to an undivided 41.7% interest (representing a portion of the original principal contribution of \$375,000.00) and ROSS CHICHESTER, Trustee of the Sarah Chichester Trust, as to an undivided 36.0% interest (representing a portion of the original principal contribution of \$325,000.00) , Beneficiaries, in place and instead of Ticor Title Company, a Nevada Corporation the Trustee above named, and do(es) hereby vest in said substituted Trustee, all the rights, title, estate, power, duty and trusts conferred by said Deed of Trust upon the Trustee therein named. And whereas the indebtedness secured, to be paid by the Deed of Trust above mentioned has been partially paid and/or satisfied.

NOW THEREFORE, NEVADA BUSINESS INVESTMENTS, LLC, a Nevada Limited Liability Company, as to an undivided 16.7% interest (representing a portion of the original principal contribution of \$150,000.00), BRETT RUPPER, Trustee of the R F E Trust-2011 dated August 5, 2011 as to an undivided 5.6% interest (representing a portion of the original principal contribution of \$50,000.00), ANGELO PECORILLA, a married man as his sole and separate property, as to an undivided 41.7% interest (representing a portion of the original principal contribution of \$375,000.00) and ROSS CHICHESTER, Trustee of the Sarah Chichester Trust, as to an undivided 36.0% interest (representing a portion of the original principal contribution of \$325,000.00) , Beneficiaries,, substituted Trustee, does hereby GRANT AND PARTIALLY RECONVEY unto the parties entitled thereto without warranty, all the estate and interest derived to the said Trustee under said Deed of Trust in the lands therein described, situated in the City of Gardnerville County of Douglas, State of Nevada. Reference being hereby made specifically to said Deed of Trust and the record thereof for a particular description of said lands.

Dated: 4-2-2019

Substitution of Trustee and Deed of PARTIAL Reconveyance – Page 2

~~Nevada Business Investments, LLC~~

~~James S. Bradshaw, Managing Member
Beneficiary and Substituted Trustee~~


~~Brett Rupper, Trustee Beneficiary and Substituted Trustee
R F E Trust~~

~~Angelo Pecorilla, Beneficiary and Substituted Trustee~~

~~Ross Chichester, Trustee, Beneficiary and Substituted Trustee
Sarah Chichester Trust~~

Nevada Business Investments, LLC

James S. Bradshaw, Managing Member
Beneficiary and Substituted Trustee



Brett Rupper, Trustee Beneficiary and Substituted Trustee
R F E Trust

Angelo Pecorilla, Beneficiary and Substituted Trustee

Ross Chichester, Trustee, Beneficiary and Substituted Trustee
Sarah Chichester Trust

Nevada Business Investments, LLC

James S. Bradshaw, Managing Member
Beneficiary and Substituted Trustee

Brett Rupper, Trustee Beneficiary and Substituted Trustee
R F E Trust

Angelo Pecorilla
Angelo Pecorilla, Beneficiary and Substituted Trustee

Ross Chichester
Ross Chichester, Trustee, Beneficiary and Substituted Trustee
Sarah Chichester Trust

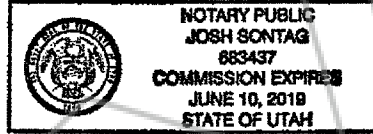
STATE OF ~~NEVADA~~ ^{Utah}
COUNTY OF Weber

} SS

This instrument was acknowledged before me on

April 19, 2019

by James S. Bradshw _____



Notary Public

STATE OF NEVADA
COUNTY OF _____

} SS

This instrument was acknowledged before me on

by Brett Rupper _____

Notary Public

STATE OF NEVADA
COUNTY OF _____

} SS

This instrument was acknowledged before me on

by Angelo Pecorilla _____

Notary Public

STATE OF NEVADA
COUNTY OF _____

} SS

This instrument was acknowledged before me on

STATE OF NEVADA

COUNTY OF _____

} SS

This instrument was acknowledged before me on

by James S. Bradshw _____

Notary Public


STATE OF ~~NEVADA~~ Utah
COUNTY OF Box Elder

} SS

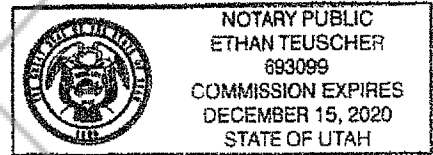
This instrument was acknowledged before me on

April 4 2019

by Brett Rupper trustee



Notary Public



STATE OF NEVADA

COUNTY OF _____

} SS

This instrument was acknowledged before me on

by Angelo Pecorilla _____

Notary Public

STATE OF NEVADA

COUNTY OF _____

} SS

This instrument was acknowledged before me on

STATE OF NEVADA

COUNTY OF _____

} SS

This instrument was acknowledged before me on

by James S. Bradshw _____

Notary Public

STATE OF NEVADA

COUNTY OF _____

} SS

This instrument was acknowledged before me on

by Brett Rupper _____

Notary Public

STATE OF NEVADA

COUNTY OF Douglas

} SS

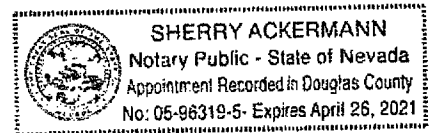
This instrument was acknowledged before me on

April 21, 2019

by Angelo Pecorilla _____

Sherry Ackermann

Notary Public



STATE OF NEVADA

COUNTY OF Douglas

} SS

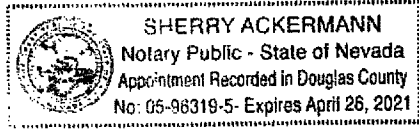
This instrument was acknowledged before me on

April 21, 2019

by Ross Chichester _____

Sherry Ackermann

Notary Public



COPY

EXHIBIT "A"

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

PROPERTY 1-A:

Adjusted Parcel 7 as shown on the Record of Survey to Support a Boundary Line Adjustment for Rivertree Ranch, LLC, recorded May 1, 2019, in the office of the County recorder of Douglas County, Nevada, as Document No. 2019-928527, and described as follows:

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

A parcel of land located within a portion of the northeast one-quarter (NE1/4) of Section 9, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the northeast corner of Section 9 as shown on the Record of Survey to Support A Boundary Line Adjustment for Rivertree Ranch, LLC filed for record June 2, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 724376, said point also being the northeast corner of that certain property as shown on the Record of Survey for Ida F. & Anne Wennhold filed for record June 5, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 281266;

thence along said easterly boundary of Record of Survey, Document No. 281266, South $00^{\circ} 10' 55''$ East, 670.00 feet;
thence South $31^{\circ} 36' 15''$ West, 159.43 feet to the easterly corner of Adjusted Parcel 8 per Record of Survey, Document No. 724376;
thence along the boundary of said Adjusted Parcel 8, the following courses:

North $50^{\circ} 14' 07''$ West, 121.07 feet;
North $53^{\circ} 30' 49''$ West, 227.74 feet;
North $64^{\circ} 44' 52''$ West, 110.58 feet;
North $60^{\circ} 08' 44''$ West, 319.39 feet;
North $65^{\circ} 54' 24''$ West, 155.44 feet;
North $62^{\circ} 33' 21''$ West, 173.41 feet;
North $55^{\circ} 44' 33''$ West, 187.56 feet;
North $67^{\circ} 39' 19''$ West, 162.05 feet;
North $59^{\circ} 54' 44''$ West, 143.50 feet to a point on the north line of the northeast one-quarter (NE1/4) of said Section 9;

thence along said north line, North $89^{\circ} 50' 00''$ East, 1459.48 feet to the POINT OF BEGINNING.

Excepting therefrom the above-described parcel all that land lying below the ordinary high-water mark of the East Fork Carson River.

The Basis of Bearings for this description is North 89° 50' 00" East, the north line of the northeast one-quarter (NE1/4) of Section 9, Township 12 North, Range 20 East, M.D.M. as shown on the Record of Survey to Support A Boundary Line Adjustment for Rivertree Ranch, LLC filed for record June 2, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 724376.

NOTE: The above metes and bounds description appeared previously in that certain document recorded in the office of the County Recorder of Douglas County, Nevada on May 1, 2019, as Document No. 928526 of Official Records.

PROPERTY 1-B:

A right of way for roadway about 25 feet in width as shown in Bond for Deed recorded September 17, 1900, Book B of Misc., Page 45 and in Deed recorded in Book M of Deeds, Page 273, both of Douglas County, Nevada Records.

PROPERTY 1-C:

A 20 foot wide Private Access and Public Utility Easement located within the Northwest one-quarter (NW 1/4) of Section 9, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, within an existing dirt traveled way, the centerline of which is described as follows:

Commencing at the center 1/4 corner of Section 9, Township 12 North, Range 20 East, M.D.M., as shown on the Record of Survey for Ida F. and Anne Wennhold, recorded in Book 692, at Page 3256 as Document No. 281266; thence North 00° 15' West, 1342.9 feet to the Point of Beginning; thence North 69° 29' West, 136.1 feet, thence North 87° 15' West, 341.8 feet, thence North 60° 58' West, 823.1 feet; thence North 75° 29' West, 100.9 feet; more or less to the Easterly Right-of-Way line of Centerville Lane, the Point of Termination.

Book 303, Page 1263, as Document No. 570590 is provided pursuant to the requirements of Section 6.NRS 111.312.

PROPERTY 1-D:

An easement for emergency access only, as set forth in an instrument entitled "Easement for Emergency Access Only" executed by Rivertree Ranch, LLC, a Nevada limited liability company and Wild Harmony Ranch LLC, a Nevada limited liability

company, and dated May 14, 2019, and being recorded subsequently hereto, in the Official Records of Douglas County, Nevada.

APN: 1220-09-001-008 (Portion)

PROPERTY 2-A:

Adjusted Parcel 9 as shown on the Record of Survey to Support a Boundary Line Adjustment for Rivertree Ranch, LLC, recorded May 1, 2019, in the office of Recorder, Douglas County, as Document No. 2019-928527, and described as follows:

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

A parcel of land located within a portion of Section 9, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the one-quarter (1/4) corner of Sections 9 & 10 as shown on the Record of Survey to Support A Boundary Line Adjustment for Rivertree Ranch, LLC filed for record June 2, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 724376;

thence South 89° 50' 36" West, 2624.00 feet to the center one-quarter (C1/4) corner of said Section 9, the POINT OF BEGINNING;
thence North 00° 14' 58" West, 630.73 feet;
thence North 89° 50' 36" East, 1372.37 feet;
thence South 00° 12' 56" East, 630.73 feet;
thence South 89° 50' 36" West, 1372.00 feet to the POINT OF BEGINNING.

The Basis of Bearings for this description is North 89° 50' 00" East, the north line of the northeast one-quarter (NE1/4) of Section 9, Township 12 North, Range 20 East, M.D.M. as shown on the Record of Survey to Support A Boundary Line Adjustment for Rivertree Ranch, LLC filed for record June 2, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 724376.

NOTE: The above metes and bounds description appeared previously in that certain document recorded in the office of the County Recorder of Douglas County, Nevada on May 1, 2019, as Document No. 928526 of Official Records.

PROPERTY 2-B:

A 30' private access easement recorded March 29, 2002 in said office of Recorder in Book 302, at Page 11309, as Document No. 538340.

PROPERTY 2-C:

A right of way for roadway about 25 feet in width as shown in Bond for Deed recorded September 17, 1900, Book B of Misc., Page 45 and in Deed recorded in Book M of Misc., Page 273, both of Douglas County, Nevada Records.

PROPERTY 2-D:

A 20 foot wide Private Access and Public Utility Easement located within the Northwest one-quarter (NW 1/4) of Section 9, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, within an existing dirt traveled way, the centerline of which is described as follows:

Commencing at the center 1/4 corner of Section 9, Township 12 North, Range 20 East, M.D.M., as shown on that Record of Survey for Ida F. and Anne Wennhold, recorded in Book 692, at Page 3256 as Document No. 281266; thence North 00° 15' West, 1342.9 feet to the POINT OF BEGINNING;

thence North 69° 29' West, 136.1 feet, thence North 87° 15' West, 341.8 feet, thence North 60° 58' West, 823.1 feet; thence North 75° 29' West, 100.9 feet; more or less to the Easterly right-of-way line of Centerville Lane, the POINT OF TERMINATION.

Book 303, Page 8951, as Document No. 570590 is provided pursuant to the requirements of Section 6.NRS 111.312.

PROPERTY 2-E:

An easement for emergency access only, as set forth in an instrument entitled "Easement for Emergency Access Only", executed by Rivertree Ranch, LLC, a Nevada limited liability company and Wild Harmony Ranch LLC, a Nevada limited liability company, and dated May 14, 2019, and being recorded subsequently hereto, in the Official Records of Douglas County, Nevada.

APN: 1220-09-001-011

PROPERTY 3-A:

Adjusted Parcel 8 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Rivertree Ranch, LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 1, 2019, as File No.2019-928527, Official Records, being more particularly described as follows:

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

A parcel of land located within a portion of Section 9, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the northeast corner of said Section 9 as shown on the Record of Survey to Support A Boundary Line Adjustment for Rivertree Ranch, LLC filed for record June 2, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 724376, said point also being the northeast corner of that certain property as shown on the Record of Survey for Ida F. & Anne Wennhold filed for record June 5, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 281266;

thence along the easterly boundary of said Record of Survey, Document No. 281266,
South 00° 10' 55" East, 670.00 feet;
thence South 31° 36' 15" West, 159.43 feet to the POINT OF BEGINNING;
thence WEST, 517.73 feet;
thence South 02° 36' 06" East, 606.52 feet;
thence North 85° 31' 02" West, 678.91 feet;
thence South 00° 12' 56" East, 299.77 feet;
thence South 06° 03' 09" East, 254.97 feet;
thence South 59° 58' 57" West, 29.88 feet;
thence South 00° 12' 56" East, 89.22 feet;
thence South 89° 50' 36" West, 1372.37 feet to a point on the west boundary of Adjusted Parcel 8 per said Record of Survey, Document No. 724376;
thence along the boundary of said Adjusted Parcel 8 the following courses:

North 00° 14' 58" West, 2012.21 feet;
North 89° 50' 00" East, 1167.64 feet;
South 59° 54' 44" East, 143.50 feet;
South 67° 39' 19" East, 162.05 feet;
South 55° 44' 33" East, 187.56 feet;
South 62° 33' 21" East, 173.41 feet;
South 65° 54' 24" East, 155.44 feet;
South 60° 08' 44" East, 319.39 feet;
South 64° 44' 52" East, 110.58 feet;
South 53° 30' 49" East, 227.74 feet;
South 50° 14' 07" East, 121.07 feet to the POINT OF BEGINNING.

Excepting therefrom the above-described parcel all that land lying below the ordinary high-water mark of the East Fork Carson River.

The Basis of Bearings for this description is North 89° 50' 00" East, the north line of the northeast one-quarter (NE1/4) of Section 9, Township 12 North, Range 20 East, M.D.M.

as shown on the Record of Survey to Support A Boundary Line Adjustment for Rivertree Ranch, LLC filed for record June 2, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 724376.

NOTE: The above metes and bounds description appeared previously in that certain document recorded in the office of the County Recorder of Douglas County, Nevada on May 1, 2019, as Document No. 928526 of Official Records.

PROPERTY 3-B:

A right of way for roadway about 25 feet in width as shown in Bond for Deed recorded September 17, 1900, Book B of Misc., Page 45 and in Deed recorded in Book M of Deeds, Page 273, both of Douglas County, Nevada Records.

PROPERTY 3-C:

A 20 foot wide Private Access and Public Utility Easement located within the Northwest one-quarter (NW 1/4) of Section 9, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, within an existing dirt traveled way, the centerline of which is described as follows:

Commencing at the center 1/4 corner of Section 9, Township 12 North, Range 20 East, M.D.M., as shown on the Record of Survey for Ida F. and Anne Wennhold, recorded in Book 692, at Page 3256 as Document No. 281266; thence North 00° 15' West, 1342.9 feet to the Point of Beginning; thence North 69° 29' West, 136.1 feet, thence North 87° 15' West, 341.8 feet, thence North 60° 58' West, 823.1 feet; thence North 75° 29' West, 100.9 feet; more or less to the Easterly Right-of-Way line of Centerville Lane, the Point of Termination.

Book 303, Page 1263, as Document No. 570590 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1220-09-001-008 (Portion)

PROPERTY 3-D:

An easement for emergency access only, as set forth in an instrument entitled "Easment for Emergency Access Only", executed by Rivertree Ranch, LLC, a Nevada limited liability company and Wild Harmony Ranch LLC, a Nevada limited liability company, and dated May 14, 2019, and being recorded subsequently hereto, in the Official Records of Douglas County, Nevada.

Assessor's Parcel Number(s):

1220-09-001-011

1220-09-001-017

1220-09-001-008,

