

DOUGLAS COUNTY, NV

2019-929230

Rec:\$35.00

\$35.00

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05/20/2019 08:46 AM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Cottage View, LLC, a Nevada Limited Liability Company

PO Box 487
Minden, NV 89423

MAIL TAX STATEMENTS TO:

Same as above

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.

(Pursuant to NRS 239b.030)

APN 1419-03-002-058

ABOVE SPACE FOR RECORDER'S USE

Escrow No. 01902318 RLT

SIGNED IN COUNTERPART

SUBSTITUTION OF TRUSTEE AND DEED OF PARTIAL RECONVEYANCE

WHEREAS: Angelo Pecorilla, Trustee of the Angelo Pecorilla Trust dated December 1, 2004, as to an undivided 31.57895%, interest (representing a portion of the original principal contribution of \$300,000.00) Mark Neddenriep and Jonel Marie Neddenriep, Trustees of the Mark and Jonel Neddenriep Trust dated November 20, 2007, as to an undivided 31.57895% interest (representing a portion of the original principal contribution of \$300,000.00) Sarah Chichester, a single woman, as to an undivided 28.94736% interest)representing a portion of the original principal contribution of \$275,000.00 and Ross Jeffrey Chichester, Trustee of the Ross Jeffrey Chichester Trust dated January 21, 1993, as to an undivided 7.89474% interest)representing a portion of the original principal contribution of \$75,000.00 are the Owners and Holders of the Note secured by the Deed of Trust, both dated 10-30-17 , made by Cottage View, LLC a Nevada Limited Liability Company, TRUSTORS, to, Ticor Title Company, a Nevada Corporation, TRUSTEE, for the benefit of Angelo Pecorilla, Trustee of the Angelo Pecorilla Trust dated December 1, 2004, as to an undivided 31.57895%, interest (representing a portion of the original principal contribution of \$300,000.00) Mark Neddenriep and Jonel Marie Neddenriep, Trustees of the Mark and Jonel Neddenriep Trust dated November 20, 2007, as to an undivided 31.57895% interest (representing a portion of the original principal contribution of \$300,000.00) Sarah Chichester, a single woman, as to an undivided 28.94736% interest)representing a portion of the original principal contribution of \$275,000.00 and Ross Jeffrey Chichester, Trustee of the Ross Jeffrey Chichester Trust dated January 21, 1993, as to an undivided 7.89474% interest)representing a portion of the original principal contribution of \$75,000.00, BENEFICIARY, which said Deed of Trust was recorded in the Office of the County Recorder of Douglas, County, State of Nevada, on 10-31-17 as Instrument No. 2017-906363, and has been paid insofar as the hereinafter described property is affected thereby: Said Beneficiary hereby SUBSTITUTES Angelo Pecorilla, Trustee of the Angelo Pecorilla Trust dated December 1, 2004, as to an undivided 31.57895%, interest (representing a portion of the original principal contribution of \$300,000.00) Mark Neddenriep and Jonel Marie Neddenriep, Trustees of the Mark and Jonel Neddenriep Trust dated November 20, 2007, as to an undivided 31.57895% interest (representing a portion of the original principal contribution of \$300,000.00) Sarah Chichester, a single woman, as to an undivided 28.94736% interest)representing a portion of the original principal contribution of \$275,000.00 and Ross Jeffrey Chichester, Trustee of the Ross Jeffrey Chichester Trust dated January 21, 1993, as to an undivided 7.89474% interest)representing a portion of the original principal contribution of \$75,000.00, as TRUSTEE, in Lieu of the above Trustee, under said Deed of Trust.

AND. Angelo Pecorilla, Trustee of the Angelo Pecorilla Trust dated December 1, 2004, as to an undivided 31.57895%, interest (representing a portion of the original principal contribution of \$300,000.00) Mark Neddenriep and Jonel Marie Neddenriep, Trustees of the Mark and Jonel Neddenriep Trust dated November 20, 2007, as to an undivided 31.57895% interest (representing a portion of the original principal contribution of \$300,000.00) Sarah Chichester, a single woman, as to an undivided 28.94736% interest)representing a portion of the original principal contribution of \$275,000.00 and Ross Jeffrey Chichester, Trustee of the Ross Jeffrey Chichester Trust dated January 21, 1993, as to an undivided 7.89474% interest)representing a portion of the original principal contribution of \$75,000.00, hereby ACCEPTS the appointment as TRUSTEE under said Deed of Trust, and as SUCCESSOR TRUSTEE, pursuant to the

Request of said Owners and Holders, and in accordance with the provisions of said Deed of Trust, does hereby RECONVEY, without warranty to the person or persons legally entitled thereto, that portion of the estate and interest derived to it under said Deed of Trust in the lands situate in the County of Douglas, State of Nevada, described as follows:

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

As to all other property described in said Deed of Trust, the said Deed of Trust remains in full force and effect.

It is understood by the parties hereto that the original Note and Trust Deed are not deposited with Trustee and the undersigned beneficiary agrees to endorse said Note and Trust Deed as to the issuance of a Partial Reconveyance covering the above-described property, and further, does hereby agree to hold Trustee harmless by reason of not presenting original Note and Trust Deed for the purpose of issuing the Partial Reconveyance as requested herein.

IN WITNESS THEREOF THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS DATE

Jonel Neddenriep

Jonel Neddenriep, Trustee of the Mark and Jonel Neddenriep trust dated November 20, 2007, Beneficiary and Successor Trustee

Mark Neddenriep

Mark Neddenriep, Trustee of the Mark and Jonel Neddenriep trust Successor Trustee

Ross Jeffrey Chichester, Trustee of the Ross Jeffrey Chichester Trust dated January 21, 1993, Beneficiary and Successor Trustee

Sarah Chichester

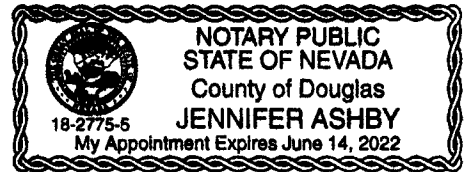
Angelo Pecorilla, Trustee of the Angelo Pecorilla Trust, Beneficiary and Successor Trustee

} ss:

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 5/15/2012
by Jonel Neddenriep & Mark Neddenriep

by *Jennifer Ashby*
NOTARY PUBLIC



IN WITNESS THEREOF THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS DATE

Jonel Neddenriep, Trustee of the Mark and Jonel Neddenriep trust dated November 20, 2007, Beneficiary and Successor Trustee

Mark Neddenriep, Trustee of the Mark and Jonel Neddenriep trust Successor Trustee

Ross Jeffrey Chichester, Trustee of the Ross Jeffrey Chichester Trust dated January 21, 1993, Beneficiary and Successor Trustee



Sarah Chichester, now known as Sarah Koontz

Angelo Pecorilla, Trustee of the Angelo Pecorilla Trust, Beneficiary and Successor Trustee

} SS:

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on

5/15/19

by

Sarah Koontz


NOTARY PUBLIC



IN WITNESS THEREOF THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS DATE

Jonel Neddenriep, Trustee of the Mark and Jonel Neddenriep trust dated November 20, 2007, Beneficiary and Successor Trustee

Mark Neddenriep, Trustee of the Mark and Jonel Neddenriep trust Successor Trustee



Ross Jeffrey Chichester, Trustee of the Ross Jeffrey Chichester Trust dated January 21, 1993, Beneficiary and Successor Trustee

Angelo Pecorilla, Trustee of the Angelo Pecorilla Trust, Beneficiary and Successor Trustee

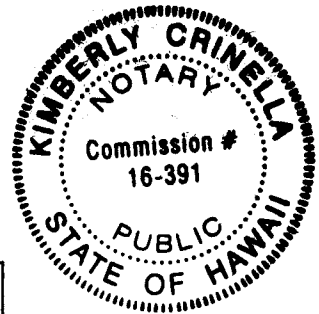
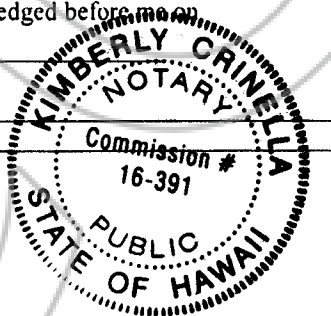
Sarah Chichester

} SS:

~~STATE OF NEVADA
COUNTY OF DOUGLAS~~

~~This instrument was acknowledged before me on~~

~~by _____
NOTARY PUBLIC~~



State of Hawaii County of Honolulu
The foregoing instrument was acknowledged before me this 14th day of May, 2019.
by Ross Jeffrey Chichester
Kimberly Crinella
KIMBERLY CRINELLA, Notary Public #16-391
My Commission Expires November 20, 2020


Doc. Date: 5/14/2019 # Pages: 5
Notary Name: Kimberly Crinella 13th Circuit
Doc. Description: Substitution of Trustee and Deed of Partial Reconveyance
Kimberly Crinella 5/14/2019
Notary Signature Date

IN WITNESS THEREOF THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS DATE

Jonel Neddenriep, Trustee of the Mark and Jonel Neddenriep trust dated November 20, 2007, Beneficiary and Successor Trustee

Mark Neddenriep, Trustee of the Mark and Jonel Neddenriep trust Successor Trustee

Ross Jeffrey Chichester, Trustee of the Ross Jeffrey Chichester Trust dated January 21, 1993, Beneficiary and Successor Trustee



Angelo Pecorilla, Trustee of the Angelo Pecorilla Trust, Beneficiary and Successor Trustee

Sarah Chichester

} ss:

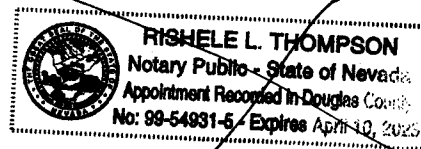
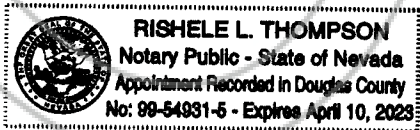
STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on

5/31/19

by Angelo Pecorilla

NOTARY PUBLIC



Escrow No. 1902318-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Lot 301 as shown on the official plat of CLEAR CREEK TAHOE — UNIT 2, according to the Map thereof filed in the office of the County Recorder of Douglas County, State of Nevada on September 26, 2017, as File No. 2017-904626, Official Records.

PARCEL 2:

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 2016888265, Official Records.

APN: 1419-03-002-058

