

DOUGLAS COUNTY, NV

2020-942852

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TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Sierra Nevada SW Enterprises, LTD, a Nevada
limited liability company

P.O Box 12488

Open. UT 84412

Escrow No.: 01907209 RLT

APN: 1220-10-111-002 1220-10-511-002

1220-10-511-004

ABOVE SPACE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE

WHEREAS: Jack Bryan Willis, Trustee of the Jack Bryan Willis Revocable Trust, dated July 1, 1992 are the Owners and Holders of the Note secured by the Deed of Trust, both dated January 17, 2003, made by Sierra Nevada SW Enterprises, LTD., a Nevada Limited Liability Company, TRUSTORS, to, Western Title Company Inc., of Nevada, TRUSTEE, for the benefit of Jack Bryan Willis, Trustee of the Jack Bryan Willis Revocable Trust dated July 1, 1992, BENEFICIARY, which said Deed of Trust was recorded in the Office of the County Recorder of Douglas, County, State of Nevada in Book 103 Page 8840, as Instrument No. 564751, hereby SUBSTITUTES Jack Bryan Willis, Trustee of the Jack Bryan Willis Revocable Trust dated July 1, 1992, as TRUSTEE, in Lieu of the above Trustee, under said Deed of Trust.

AND, Jack Bryan Willis, Trustee of the Jack Bryan Willis Revocable Trust dated July 1, 1992, 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, all of the estate held by it under said Deed of Trust.

IN WITNESS THEREOF I HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEM,
THIS 25th DAY OF FEBRUARY 2020

Jack B. Willis
Beneficiary and Successor Trustee, Jack Bryan Willis,
Trustee of the Jack Bryan Willis Revocable Trust dated
July 1, 1992

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on
2/25/2024

by Jack Bryan Willis

NOTARY PUBLIC


 **RISHELE L. THOMPSON**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54931-5 - Expires April 10, 2023

EXHIBIT A

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

All that certain real property situate in a portion of Section Ten (Sec. 10), Township Twelve North (T.12N.), Range Twenty East (R.20E.), Mount Diablo Meridian, County of Douglas, State of Nevada, further described as a portion of "Block 'A' as shown on Final Commercial Subdivision Map for The Marketplace at Virginia Ranch (Phase 1) recorded April 12, 2013 as File No. 2013-621570 in the Official Records of Douglas County, Nevada, and being more particularly described as follows:

COMMENCING at the Northwest Corner (NW Cor) of said Block 'A', also being a point on the Southeasterly right-of-way of Grant Avenue (width varies) marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172", from which the Northwest Corner (NW Cor) of Sec. 10 bears South 23°04'47" East, 6424.30 feet;

THENCE departing said NW Cor and said right-of-way and along the Northerly line of said Block 'A', South 31°47'39" East, 22.98 feet to the beginning of a tangent curve to the left;

THENCE southeasterly, 75.18 feet along the arc of a 332.50 foot radius curve through a central angle of 12°57'17";

THENCE continuing along said northerly line, South 44°44'56" East, 361.42 feet;

THENCE departing said northerly line, South 78°45'20" West, 107.78 feet;

THENCE South 31°58'39" West, 41.50 feet to the southerly line of said Block 'A';

THENCE along said southerly line, North 44°45'21" West, 9.81 feet to an angle point in said southerly line, marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172";

THENCE South 45°14'39" West, 24.40 feet to the POINT OF BEGINNING.

THENCE South 45°14'39" West, 193.34 feet to the northeasterly right-of-way of US Highway 50 (100.00-foot wide), marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172";

THENCE along said northeasterly right-of-way and continuing along said southerly line North 44°45'21" West, 207.43 feet to an angle point in said southerly line, marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172";

THENCE departing said northeasterly right-of-way and continuing along said southerly line the following Three (3) courses;

1. North 45°14'39" East, 143.39 feet;
2. South 44°45'21" East, 12.00 feet;
3. North 45°14'39" East, 25.16 feet;

THENCE departing southerly line, North 45°21'14" East, 24.90 feet;

THENCE South 44°43'33" East, 195.38 feet to the POINT OF BEGINNING.

Said land is also shown as Parcel 2 on the Record of Survey for Sierra Nevada SW Enterprises, LTD., Record of Survey Map No. 2019-925665, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on February 12, 2019, as File No. 2019-925665, Official Records.

APN: 1220-10-111-002

Note: Document No. 2019-925664 is provided pursuant to the requirements of Section 6.NRS 111.312.

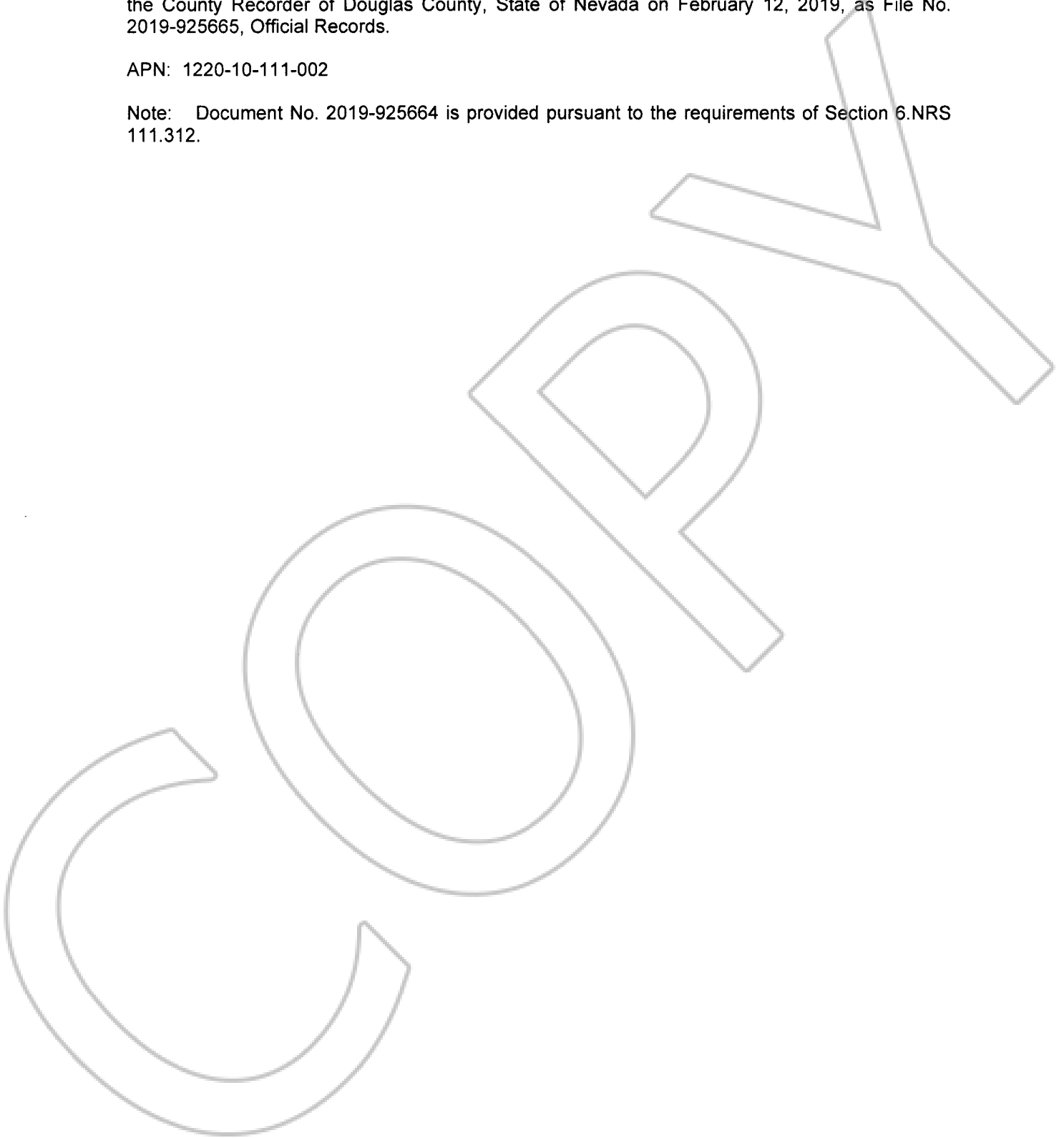


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COMMENCING at the Northwest Corner (NW Cor) of said Block 'A', also being a point on the Southeasterly right-of-way of Grant Avenue (width varies) marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172", from which the Northwest Corner (NW Cor) of Sec. 10 bears South 23°04'47" East, 6424.30 feet;

THENCE departing said NW Cor and said right-of-way and along the Northerly line of said Block 'A', South 31°47'39" East, 22.98 feet to the beginning of a tangent curve to the left;

THENCE southeasterly, 75.18 feet along the arc of a 332.50 foot radius curve through a central angle of 12°57'17";

THENCE continuing along said northerly line, South 44°44'56" East, 361.42 feet to the POINT OF BEGINNING,

THENCE South 44°44'56" East, 305.41 feet to an angle point in said northerly line, marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172";

THENCE continuing along said northerly line, North 45°14'39" East, 25.00 feet;

THENCE continuing along said northerly line, departing said northerly line, South 44°44'56" East, 180.77 feet to the westerly right-of-way of Charlotte Way (60-foot wide) and the easterly line of said Block 'A';

THENCE along said westerly right-of-way and said easterly line, South 29°35'16" West, 186.64 feet to the Southeast Corner (SE Cor) of said Block 'A', marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172";

THENCE departing said westerly right-of-way and easterly line and along the southerly line of said Block 'A', North 44°45'21" West, 302.87 feet to an angle point in said southerly line, marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172";

THENCE continuing along said southerly line, North 00°42'58" West, 35.27 feet to an angle point in said southerly line, marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172";

THENCE continuing along said southerly line, North 44°45'21" West, 258.31 feet; THENCE departing said southerly line, North 31°58'39" East, 41.50 feet;

THENCE North 78°45'20" East, 107.78 feet to the POINT OF BEGINNING.

Said land is also shown as Parcel 3 on the Record of Survey for Sierra Nevada SW Enterprises, LTD., Record of Survey Map No. 2019-925665, according to the map thereof, filed in the office of

the County Recorder of Douglas County, State of Nevada on February 12, 2019, as File No. 2019-925665, Official Records.

APN: 1220-10-511-004

Note: Document No. 2019-925664 is provided pursuant to the requirements of Section 6.NRS 111.312.

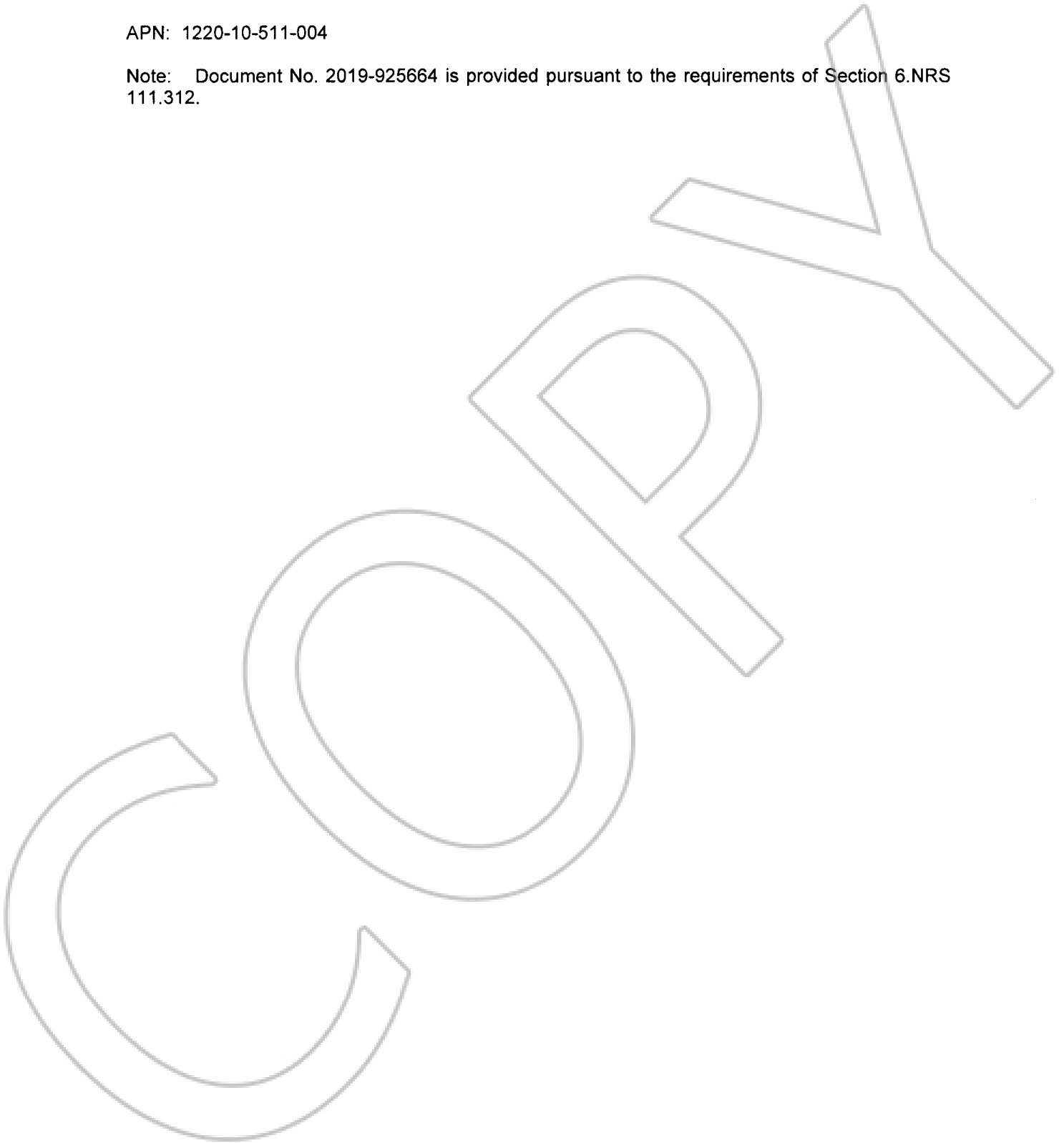


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BEGINNING at the Northwest Corner (NW Cor) of said Block 'A', also being a point on the Southeasterly right-of-way of Grant Avenue (width varies), marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172", from which the Northwest Corner (NW Cor) of Sec. 10 bears South 23°04'47" East, 6424.30 feet;

THENCE departing said NW Cor and said right-of-way and along the Northerly line of said Block 'A', South 31°47'39" East, 22.98 feet to the beginning of a tangent curve to the left;

THENCE southeasterly, 75.18 feet along the arc of a 332.50 foot radius curve through a central angle of 12°57'17";

THENCE continuing along said northerly line, South 44°44'56" East, 361.42 feet;

THENCE departing said northerly line, South 78°45'20" West, 107.78 feet;

THENCE South 31°58'39" West, 41.50 feet to the southerly line of said Block 'A';

THENCE along said southerly line, North 44°45'21" West, 9.81 feet to an angle point in said southerly line, marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172";

THENCE South 45°14'39" West, 24.40 feet;

THENCE departing said southerly line, North 44°43'33" West, 195.38 feet;

THENCE South 45°21'14" West, 24.90 feet to said southerly line;

THENCE along said southerly line the following Three (3) courses;

1. North 44°44'56" West, 228.01 feet;
2. North 45°15'04" East, 28.98 feet;
3. North 20°00'39" West, 34.62 feet to the aforementioned southeasterly right-of-way of Grant Avenue;

THENCE along said right-of-way the following Four (4) courses;

1. North 67°39'24" East, 83.64 feet;
2. North 68°24'34" East, 21.08 feet;
3. North 65°59'35" East, 41.74 feet;
4. North 50°47'36" East, 13.95 feet to the POINT OF BEGINNING.

Said land is also shown as Parcel 1 on the Record of Survey for Sierra Nevada SW Enterprises, LTD., Record of Survey Map No. 2019-925665, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on February 12, 2019, as File No. 2019-925665, Official Records.

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