

DOUGLAS COUNTY, NV **2020-947574**
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\$40.00 Pgs=3 06/12/2020 11:26 AM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
J&S Land and Cattle, LLC, a California limited liability company
11661 San Vicente Blvd, Suite 305
Los Angeles, CA 90049

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 1219-13-000-032, 1219-24-001-003 and 007 ABOVE SPACE FOR RECORDER'S USE
Escrow No. 02002881 RLT

SUBSTITUTION OF TRUSTEE AND DEED OF PARTIAL RECONVEYANCE

WHEREAS: Flying Eagle Ranch, LLC a Nevada Limited Liability Company are the Owners and Holders of the Note secured by the Deed of Trust, both dated February 14, 2014 , made by J & S Land and Cattle LLC, a California Limited Liability Company, TRUSTORS, to, First American Title Company, TRUSTEE, for the benefit of Flying Eagle Ranch, LLC a Nevada Limited Liability Company, BENEFICIARY, which said Deed of Trust was recorded in the Office of the County Recorder of Douglas, County, State of Nevada, on April 7, 2014 as Instrument No. 840753, and has been paid insofar as the hereinafter described property is affected thereby: Said Beneficiary hereby SUBSTITUTES Flying Eagle Ranch, LLC a Nevada Limited Liability Company, as TRUSTEE, in Lieu of the above Trustee, under said Deed of Trust.

AND, Flying Eagle Ranch, LLC a Nevada Limited Liability Company, 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 8TH DAY OF JUNE, 2020

Nathan A. Leising

Beneficiary and Successor Trustee Flying Eagle Ranch,
LLC a Nevada Limited Liability Company
By: Nathan A. Leising, Manager


STATE OF NEVADA }
COUNTY OF DOUGLAS } SS:

This instrument was acknowledged before me on

6/8/2020

by *Nathan A. Leising*

NOTARY PUBLIC

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

Escrow No. 2002881-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

PARCEL 9 AS SET FORTH ON THAT CERTAIN MAP ENTITLED "MAP OF DIVISION INTO LARGE PARCELS FOR NATHAN AND CINDY LEISING", FILED SEPTEMBER 06, 1995 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, AS DOCUMENT NO. 369848.

APN: 1219-24-001-003

PARCEL 2:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 12 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THE MAP OF DIVISION INTO LARGE PARCELS FOR NATHAN AND CINDY LEISING RECORDED SEPTEMBER 06, 1995 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 369848;

THENCE SOUTH 07°08'29" EAST, 1269.51 FEET;
THENCE NORTH 89°48'28" EAST, 1032.55 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°48'28" EAST, 2368.42 FEET;
THENCE SOUTH 01°01'49" EAST, 1399.71 FEET;
THENCE SOUTH 85°53'58" WEST, 2304.50 FEET;
THENCE NORTH 06°50'37" WEST, 774.92 FEET;
THENCE NORTH 00°11'32" WEST, 786.94 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS ADJUSTED PARCEL 5 OF RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 25, 2001, IN BOOK 1001, PAGE 8574 AS DOCUMENT NO. 526220 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

APN: 1219-13-000-032

PARCEL 3:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THE MAP OF DIVISION INTO LARGE PARCELS FOR NATHAN AND CINDY LEISING RECORDED

SEPTEMBER 06, 1995 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 369848;

THENCE SOUTH 07°08'29" EAST, 1647.30 FEET;
THENCE SOUTH 23°42'20" WEST, 648.55 FEET;
THENCE SOUTH 06°19'23" EAST, 2735.52 FEET;
THENCE NORTH 74°35'34" EAST, 1301.49 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 06°50'37" WEST, 1801.76 FEET;
THENCE NORTH 85°53'58" EAST, 2304.50 FEET;
THENCE SOUTH 01°18'12" WEST, 1388.49 FEET;
THENCE SOUTH 74°35'34" WEST, 2128.83 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS ADJUSTED PARCEL 11 OF RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 25, 2001, IN BOOK 1001, PAGE 8574 AS DOCUMENT NO. 526220 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

APN: 1219-24-001-007

PARCEL 4:

A RIGHT OF WAY FOR ROAD AND OTHER PURPOSES, OVER, UNDER, UPON AND ACROSS THAT CERTAIN REAL PROPERTY IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

A STRIP OF LAND 50 FEET IN WIDTH, RUNNING FROM THE FOOTHILL HIGHWAY NORTHEASTERLY TO THE DRESSLER PROPERTY CROSSING PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M., IN DOUGLAS COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID FOOTHILL HIGHWAY AND THE SOUTHERLY BOUNDARY OF THE PROPERTY OWNED BY DOMINIC GERMANO, FROM WHICH THE WEST ONE QUARTER CORNER OF SECTION 23 BEARS NORTH 80°40'44" WEST, 2,180.04 FEET; LYING ALONG THE NORTHERLY SIDE AND EXTENDING 50 FEET AT RIGHT ANGLES TO THE FOLLOWING LINE RUNNING NORTH 75°09' EAST 614.08 FEET; THENCE NORTH 74°31' EAST, 783.64 FEET; THENCE NORTH 74°36' EAST, 1,167.05 FEET TO THE DRESSLER PROPERTY.

DOCUMENT NO. 840752 IS PROVIDED PURSUANT TO THE REQUIREMENTS OF NRS 111.312.