

DOUGLAS COUNTY, NV **2020-954663**
Rec:\$40.00
\$40.00 Pgs=4 10/16/2020 01:44 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Park Ranch Holdings, LLC
1300 Buckeye Road
Minden, NV 89423

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)

1319-25-000-007-19 1319-210-000-004 & 05
APN 1319-23-000-013, 1319-24-000-007 ABOVE SPACE FOR RECORDER'S USE
Escrow No. 02007261 RLT 1319-36-000-004, 006, 007, 008, 009, 010, 011, 012, 013, 014
1320-31-000-010, 011, 012-013, 014 & 015

SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE

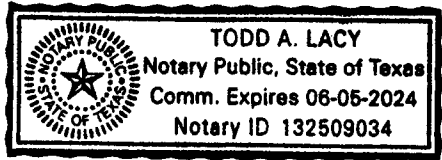
WHEREAS: Jon Park, Trustee of the JP Separate Property Trust are/is the current Owner(s) and Holder(s) of the Note secured by the Deed of Trust, both dated January 3, 2018, made by Park Ranch Holdings, LLC a Nevada Limited Liability Company, TRUSTORS, to, Ticor Title of Nevada, Inc., a Nevada Corporation, TRUSTEE, for the benefit of Jon Park, Trustee of the JP Separate Property Trust, BENEFICIARY, which said Deed of Trust was recorded in the Office of the County Recorder of Douglas, County, State of Nevada, as Instrument No. 2018-908824, Re-Recorded as Instrument No. 2018-908845 and Modification Agreement recorded as Instrument No. 2019-936579. Said Beneficiary hereby SUBSTITUTES Jon Park, Trustee of the JP Separate Property Trust, as TRUSTEE, in Lieu of the above Trustee, under said Deed of Trust.

AND, Jon Park, Trustee of the JP Separate Property Trust, hereby ACCEPTS the appointment as TRUSTEE under said Deed of Trust, and as SUBSTITUTED 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 THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 7 DAY OF OCTOBER, 2020

Jon Park
Beneficiary and Successor Trustee, Jon Park,
Trustee of the JP Separate Property Trust

STATE OF ~~NEVADA~~ ^{TEXAS} } SS:
COUNTY OF ~~DOUGLAS~~ ^{TARRANT}



This instrument was acknowledged before me on 10/7/2020

by Jon Park

Todd A. Lacy
NOTARY PUBLIC

EXHIBIT A

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

PARCEL 1:

Parcel 1 through 31, inclusive, as shown on the Division of Land into Large Parcels, LDA 07-011, for Park Cattle Company, filed in the office of the County Recorder of Douglas County, State of Nevada on June 3, 2008, in Book 608, Page 505, as Document No. 724397, Official Records.

EXCEPTING THEREFROM, any portion thereof, lying below the high water line of the Carson River.

APN: 1319-23-000-013;
1319-24-000-007;
1319-25-000-007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019;
1319-26-000-004, 005;
1319-36-000-007, 008, 009, 010, 011, 012, 013, 014;
1320-31-000-010, 011, 012, 013, 014 and 015

PARCEL 2:

Anderson Remainder Parcel 1 and Anderson Remainder Parcel 2 as shown on the Record of Survey for Park Cattle Company, filed in the office of the County Recorder of Douglas County, State of Nevada on July 23, 2004, in Book 704, Page 10257, as Document No. 619637, Official Records, being more particularly described as follows:

Parcel G H-1 as shown on the Parcel Map for H.F. Dangberg Farms, filed in the office of the County Recorder of Douglas County, State of Nevada on March 24, 1982, in Book 382, Page 1697, as Document No. 66200, Official Records, excepting therefrom that certain parcel conveyed to Douglas County by Gift Deed recorded July 23, 2004, in Book 704, Page 10258, as Document No. 619638, Official Records, being more particularly described as follows:

A parcel of land located within portions of the Northeast one-quarter (NE1/4) of Section 36, Township 13 North, Range 19 East and the Northwest one-quarter (NW1/4) of Section 31, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at an angle point in the westerly line of Parcel G H-1 as shown on the Parcel Map for H.F. Dangberg Farms recorded March 24, 1982 in the office of Recorder, Douglas County, Nevada as Document No. 66200, which bears North 01°22'18" East, 214.48 feet from the Southwest corner of said Parcel G H-1, said angle point also being a found 5/8" rebar with cap RLS 2280, the POINT OF BEGINNING;

Thence North 01°39'11" East, 328.37 feet;
Thence South 86°52'23" East, 113.50 feet;
Thence North 00°09'34" West, 85.41 feet;
Thence South 88°35'15" East, 343.92 feet;
Thence South 36°10'45" East, 553.05 feet to a point on the easterly line of said Parcel G H-1;
Thence along said easterly line, South 28°13'00" West, 18.57 feet;
Thence North 71°11'04" West, 212.33 feet;
Thence South 89°32'23" West, 583.12 feet to the POINT OF BEGINNING.

The meridian of this description is identical to the Parcel Map for H.F. Dangberg Farms recorded March 24, 1982 in the office of Recorder, Douglas County, Nevada as Document No. 66200.

APN: 1319-36-000-004 and 006

Document No. 837481 is provided pursuant to the requirements of Section 6.NRS 111.312.

Order No.: 02007261-RLT

EXHIBIT A

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

PARCEL 1:

Parcel 1 through 31, inclusive, as shown on the Division of Land into Large Parcels, LDA 07-011, for Park Cattle Company, filed in the office of the County Recorder of Douglas County, State of Nevada on June 3, 2008, in Book 608, Page 505, as Document No. 724397, Official Records.

EXCEPTING THEREFROM, any portion thereof, lying below the high water line of the Carson River.

APN: 1319-23-000-013;
1319-24-000-007;
1319-25-000-007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019;
1319-26-000-004, 005;
1319-36-000-007, 008, 009, 010, 011, 012, 013, 014;
1320-31-000-010, 011, 012, 013, 014 and 015

PARCEL 2:

Anderson Remainder Parcel 1 and Anderson Remainder Parcel 2 as shown on the Record of Survey for Park Cattle Company, filed in the office of the County Recorder of Douglas County, State of Nevada on July 23, 2004, in Book 704, Page 10257, as Document No. 619637, Official Records, being more particularly described as follows:

Parcel G H-1 as shown on the Parcel Map for H.F. Dangberg Farms, filed in the office of the County Recorder of Douglas County, State of Nevada on March 24, 1982, in Book 382, Page 1697, as Document No. 66200, Official Records, excepting therefrom that certain parcel conveyed to Douglas County by Gift Deed recorded July 23, 2004, in Book 704, Page 10258, as Document No. 619638, Official Records, being more particularly described as follows:

A parcel of land located within portions of the Northeast one-quarter (NE1/4) of Section 36, Township 13 North, Range 19 East and the Northwest one-quarter (NW1/4) of Section 31, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at an angle point in the westerly line of Parcel G H-1 as shown on the Parcel Map for H.F. Dangberg Farms recorded March 24, 1982 in the office of Recorder, Douglas County, Nevada as Document No. 66200, which bears North 01°22'18" East, 214.48 feet from the Southwest corner of said Parcel G H-1, said angle point also being a found 5/8" rebar with cap RLS 2280, the POINT OF BEGINNING;

Thence North 01°39'11" East, 328.37 feet;
Thence South 86°52'23" East, 113.50 feet;
Thence North 00°09'34" West, 85.41 feet;
Thence South 88°35'15" East, 343.92 feet;
Thence South 36°10'45" East, 553.05 feet to a point on the easterly line of said Parcel G H-1;
Thence along said easterly line, South 28°13'00" West, 18.57 feet;
Thence North 71°11'04" West, 212.33 feet;

Thence South 89°32'23" West, 583.12 feet to the POINT OF BEGINNING.

The meridian of this description is identical to the Parcel Map for H.F. Dangberg Farms recorded March 24, 1982 in the office of Recorder, Douglas County, Nevada as Document No. 66200.

APN: 1319-36-000-004 and 006

Document No. 837481 is provided pursuant to the requirements of Section 6.NRS 111.312.

