

DOUGLAS COUNTY, NV

2021-960110

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\$40.00

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01/19/2021 08:08 AM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Cottage View LLC
PO BOX 489
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 1419-03-002-055

ABOVE SPACE FOR RECORDER'S USE

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, 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, Sarah Chichester, a single woman as to an undivided 28.94736% interest and Ross Jeffrey Chichester, Trustee of the Ross Jeffrey Chichester Trust dated January 21, 1993 as to an undivided 7.89474% interest are the Owners and Holders of the Note secured by the Deed of Trust, both dated October 30, 2017, 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, 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, Sarah Chichester, a single woman as to an undivided 28.94736% interest and Ross Jeffrey Chichester, Trustee of the Ross Jeffrey Chichester Trust dated January 21, 1993 as to an undivided 7.89474% interest, BENEFICIARY, which said Deed of Trust was recorded in the Office of the County Recorder of Douglas, County, State of Nevada, on 10-31-2017 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, 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, Sarah Koontz FKASarah Chichester, a single woman as to an undivided 28.94736% interest and Ross Jeffrey Chichester, Trustee of the Ross Jeffrey Chichester Trust dated January 21, 1993 as to an undivided 7.89474% interest, 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, 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, Sarah Koontz FKASarah Chichester, a single woman as to an undivided 28.94736% interest and Ross Jeffrey Chichester, Trustee of the Ross Jeffrey Chichester Trust dated January 21, 1993, 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 14 DAY OF JANUARY 2021

Angelo Pecorilla
Beneficiary and Successor Trustee Angelo Pecorilla,
Trustee of the Angelo Pecorilla Trust dated December 1,
2004

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

Jonel Marie Neddenriep
Beneficiary and Successor Trustee, Jonel Marie
Neddenriep, Trustees of the Mark and Jonel Neddenriep
Trust dated November 20, 2007

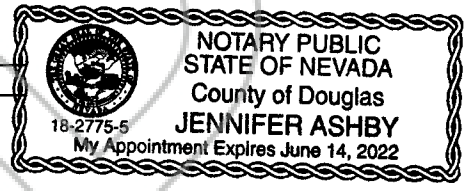
Ross Jeffrey Chichester
Beneficiary and Successor Trustee, Ross Jeffrey
Chichester, Trustee of the Ross Jeffrey Chichester
Trust dated January 21, 1993

Sarah Koontz
Beneficiary and Successor Trustee, Sarah Koontz

STATE OF NEVADA }
COUNTY OF DOUGLAS } ss:

This instrument was acknowledged before me on
1-14-21

by Mark & Jonel Neddenriep
NOTARY PUBLIC Jennifer Ashby

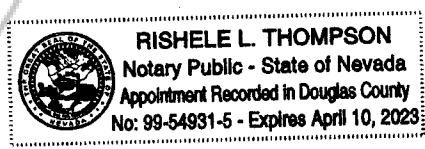


State of Nevada }
County of Douglas } ss:

This instrument was acknowledged before me on 1/15/2021

by Angelo Pecorilla, Ross Jeffrey Chichester & Sarah Koontz

Notary Public



PARCEL 1:

Lots 304, 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. 2016-888265, Official Records.

APN 1419-03-002-055

