

DOUGLAS COUNTY, NV

2022-980756

Rec:\$40.00

\$40.00

Pgs=5

02/04/2022 08:09 AM

SERVICELINK EAST ESCROW

KAREN ELLISON, RECORDER

Commitment Number: 28316524

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

For valuable consideration, **OP DEVELOPMENT, INC., A CALIFORNIA CORPORATION**, the holder of the beneficial interest in the following deed of trust:

SEE EXHIBIT "B" FOR DESCRIPTION OF MORTGAGE OF DEED OF TRUST

which is a lien on the real property described below, acknowledges full payment and satisfaction of the deed of trust. Pursuant to the terms of the deed of trust **OP DEVELOPMENT, INC., A CALIFORNIA CORPORATION** appoints itself as Substitute Trustee and in said capacity reconveys without warranty all right title and interest held in said real property pursuant to said deed of trust to the person or persons legally entitled thereto.

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 35 South Point Pl Glenbrook, NV 89413

Page 1 of 4

Executed by the undersigned this December 27, 2021.

OP DEVELOPMENT, INC., A CALIFORNIA CORPORATION

By: [Signature]

Name: Greg Opinski

Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 20__ by _____ its _____ on behalf of **OP DEVELOPMENT, INC., A CALIFORNIA CORPORATION** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

Loose Certificate Attached

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Merced }

On December 27, 2021 before me, Nina L. Ratliff, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Gregory Opinski
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nina L. Ratliff, Notary Public
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Substitution of Trustee and Deed of Reconveyance

Document Date: May 2021 Number of Pages: 3

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Signer's Name:
[] Corporate Officer - Title(s):
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Trustee [] Guardian or Conservator
[] Other:
[] Other:
Signer is Representing:
Signer is Representing:

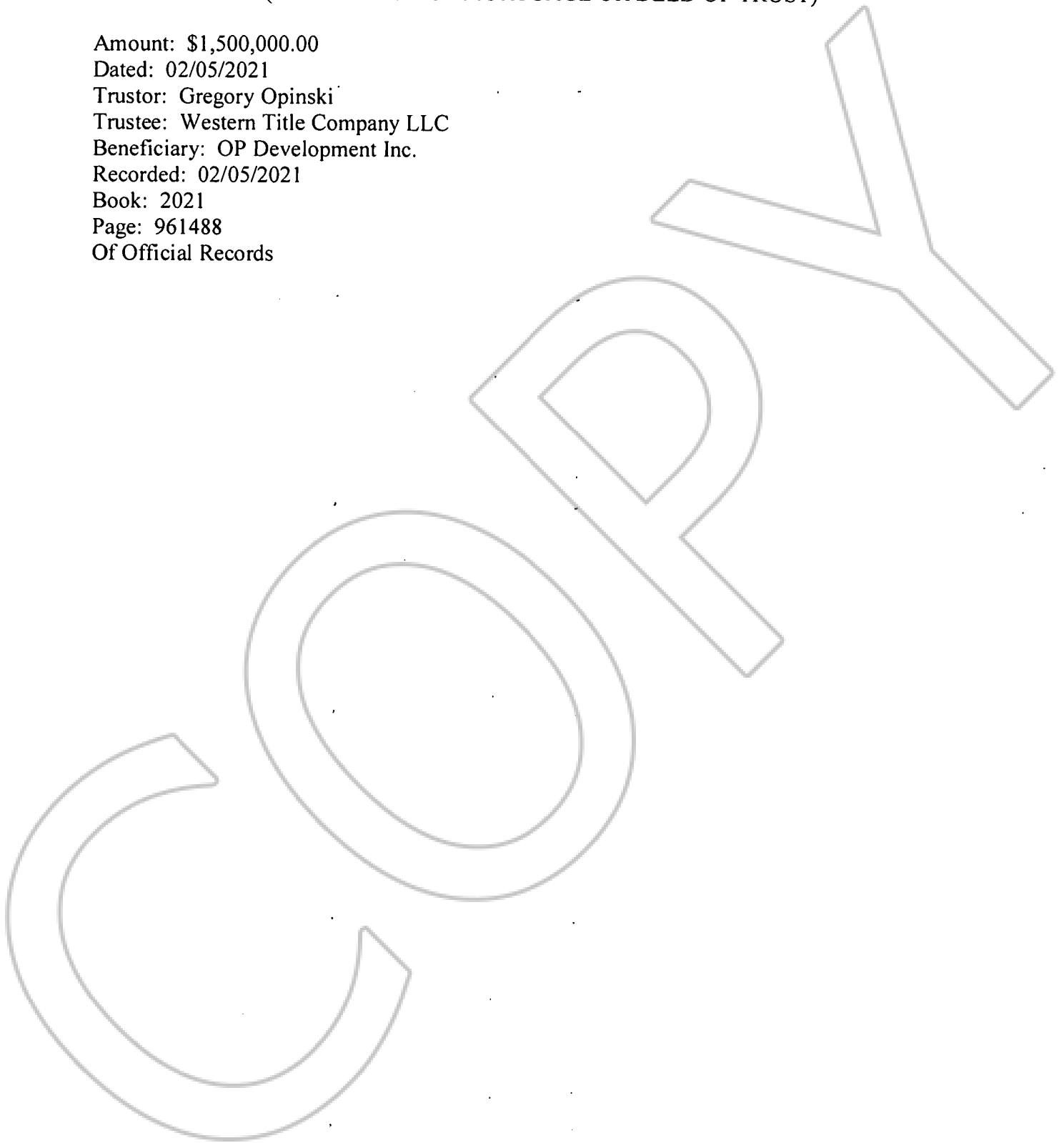
EXHIBIT A
(LEGAL DESCRIPTION)

PARCEL I: LOT 35 AS SET FORTH ON THE SEVENTH AMENDED MAP OF UPPAWAY
SUBDIVISION RECORDED NOVEMBER 29, 1982 IN BOOK 1182 OF OFFICIAL
RECORDS AT PAGE 1259, DOUGLAS COUNTY NEVADA AS DOCUMENT NO. 73522.
PARCEL II: THOSE CERTAIN EXCLUSIVE PERPETUAL USE EASEMENT SET FORTH
IN DOCUMENT RECORDED JULY 27, 1990 IN BOOK 790 OF OFFICIAL RECORDS AT
PAGE 3978 AS DOCUMENT NO. 231122, DOUGLAS COUNTY, NEVADA.



EXHIBIT B
(DESCRIPTION OF MORTGAGE OR DEED OF TRUST)

Amount: \$1,500,000.00
Dated: 02/05/2021
Trustor: Gregory Opinski
Trustee: Western Title Company LLC
Beneficiary: OP Development Inc.
Recorded: 02/05/2021
Book: 2021
Page: 961488
Of Official Records



Property Address: 35 South Point Pl Glenbrook, NV 89413