

WHEN RECORDED MAIL TO:
Park Ranch Holdings
1300 Buckeye Road
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)

DOUGLAS COUNTY, NV

2022-985772

Rec:\$40.00

\$40.00 Pgs=10

06/01/2022 10:25 AM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

APN 1320-28-000-032, 1320-28-000-029, 1320-28-000-033
1320-28-000-034, 1320-28-000-041

SUBSTITUTION OF TRUSTEE AND DEED OF PARTIAL RECONVEYANCE

WHEREAS: Ross Jeffrey Chichester, Trustee of the Ross Jeffrey Chichester Trust dated January 21, 1993, Ross Jeffrey Chichester, Trustee of the Sarah Chichester Trust, dated January 25, 1985, Angelo Pecorilla, Trustee of the Angelo Pecorilla Trust dated 12/1/04, C&F Land and Cattle, LLC, a Nevada Limited Liability Company, Donna Browder, Mainstar Trust, Custodian FBO Gregory V. Holst, SEP-IRA #S2150482, D. Gerald Bing Jr. Trust, Wachtel Attitude Trust, Guilfoyle Family Trust-Credit Trust and Georgette Maddox 1988 Living Trust Agreement are the Owners and Holders of the Note secured by the Deed of Trust, both dated July 20, 2017, made by Park Ranch Holdings, LLC, a Nevada Limited Liability Company, TRUSTORS, to, Ticor Title Company, a Nevada Corporation, TRUSTEE, for the benefit of Ross Jeffrey Chichester, Trustee of the Ross Jeffrey Chichester Trust dated January 21, 1993, Ross Jeffrey Chichester, Trustee of the Sarah Chichester Trust, dated January 25, 1985, Angelo Pecorilla, Trustee of the Angelo Pecorilla Trust dated 12/1/04, C&F Land and Cattle, LLC, a Nevada Limited Liability Company, Donna Browder, Mainstar Trust, Custodian FBO Gregory V. Holst, SEP-IRA #S2150482, D. Gerald Bing Jr. Trust, Wachtel Attitude Trust, Guilfoyle Family Trust-Credit Trust and Georgette Maddox 1988 Living Trust Agreement, BENEFICIARY, which said Deed of Trust was recorded in the Office of the County Recorder of Douglas, County, State of Nevada, on 7-25-17 and re-recorded 7-27-17 as Instrument No. 2017-901846 Re-Recorded 20174-901914, and has been paid insofar as the hereinafter described property is affected thereby: Said Beneficiary hereby SUBSTITUTES Ross Jeffrey Chichester, Trustee of the Ross Jeffrey Chichester Trust dated January 21, 1993, Angelo Pecorilla, Trustee of the Angelo Pecorilla Trust dated 12/1/04, C&F Land and Cattle, LLC, a Nevada Limited Liability Company, Donna Browder, Mainstar Trust, Custodian FBO Gregory V. Holst, SEP-IRA #S2150482, Gregory V. Holst, Successor Trustee of the D. Gerald Bing Trust FKA D. Gerald Bing Jr. Trust, Wachtel Attitude Trust, Guilfoyle Family Trust-Credit Trust and Georgette Maddox 1988 Living Trust Agreement, as TRUSTEE, in Lieu of the above Trustee, under said Deed of Trust.

AND, Ross Jeffrey Chichester, Trustee of the Ross Jeffrey Chichester Trust dated January 21, 1993, Angelo Pecorilla, Trustee of the Angelo Pecorilla Trust dated 12/1/04, C&F Land and Cattle, LLC, a Nevada Limited Liability Company, Donna Browder, Mainstar Trust, Custodian FBO Gregory V. Holst, SEP-IRA #S2150482, Gregory V. Holst, Successor Trustee of the D. Gerald Bing Trust FKA D. Gerald Bing Jr. Trust, Wachtel Attitude Trust, Guilfoyle Family Trust-Credit Trust and Georgette Maddox 1988 Living Trust Agreement, 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 6 DAY OF May 2022

[Signature]

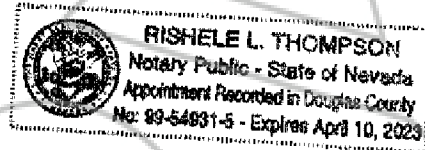
Beneficiary and Successor Trustee Ross Jeffrey
Chichester, Trustee of the Ross Jeffrey Trust

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on
5/6/2022

by Ross Jeffrey Chichester, Trustee of the Ross Jeffrey
Chichester Trust

NOTARY PUBLIC



[Signature]
Beneficiary and Successor Trustee, Angelo Pecorilla, Trustee
of the Angelo Pecorilla Trust dated 12-1-04

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on
5/6/2022

by Angelo Pecorilla, Trustee of the Angelo Pecorilla Trust.

NOTARY PUBLIC

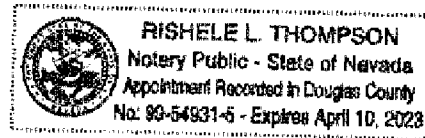


[Signature] TFE C&F Land & Cattle
Beneficiary and Successor Trustee, C&F Land and Cattle, LLC, a Nevada Limited Liability Company
By: James Cunningham, Managing Member

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 5/6/2022, by James Cunningham.

NOTARY PUBLIC



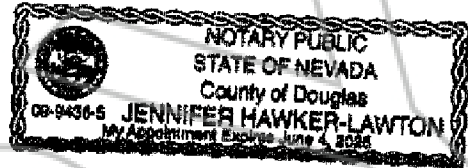
Emil Joseph Wachtel, Trustee
Beneficiary and Successor Trustee, Emil Joseph Wachtel, Trustee of the Wachtel Attitude Trust

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on May 16, 2022, by Emil Joseph Wachtel.

Jennifer Hawker-Lawton
NOTARY PUBLIC



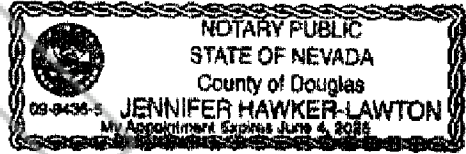
Peter Guilfoyle
Beneficiary and Successor Trustee, Peter Guilfoyle, Trustee of the Guilfoyle Family Trust-Credit Trust

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on May 12, 2022, by Peter Guilfoyle.

Jennifer Hawker-Lawton
NOTARY PUBLIC



Georgette Maddox, Trustee
Beneficiary and Successor Trustee, Georgette Maddox, Trustee of the Georgette Maddox 1988 Living Trust Agreement

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on May 6th, 2022, by Georgette Maddox.

Holly R. Klena
NOTARY PUBLIC



SIGNED IN COUNTERPART

Beneficiary and Successor Trustee, Donna Browder

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on _____, by Donna Browder.

NOTARY PUBLIC

SIGNED IN COUNTERPART

Beneficiary and Successor Trustee, Mainstar Trust

By: _____, Custodian

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on _____, by _____.

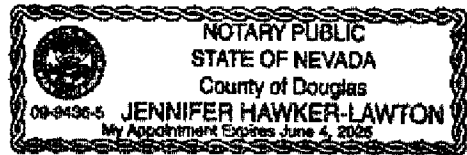
NOTARY PUBLIC

Gregory V. Hoist, trustee
Beneficiary and Successor Trustee, Gregory V. Hoist, Successor Trustee of the D. Gerald Bing Trust

STATE OF ~~Kansas~~ ^{Nevada} } ss:
COUNTY OF ~~Pottawatomie~~ ^{Douglas}

This instrument was acknowledged before me on May 12, 2022, by Gregory V. Hoist, Successor Trustee.

Jennifer Hawker-Lawton
NOTARY PUBLIC



SIGNED IN COUNTERPART

Beneficiary and Successor Trustee, Donna Browder

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on _____, by Donna Browder.

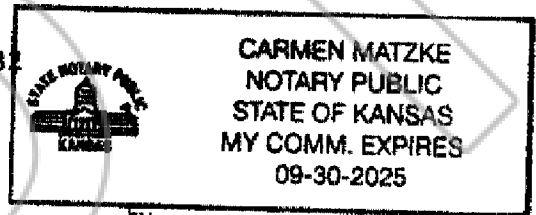
NOTARY PUBLIC

Beneficiary and Successor Trustee, Mainstar Trust

By: Mainstar Trust, Custodian
000001/0013780 GREGORY V. HOLST SEP-IRA#215048

Beckie L. Wells TRUSTEE
STATE OF ~~NEVADA~~ KANSAS } ss:
COUNTY OF ~~DOUGLAS~~ Pottawatomie
***KANSAS

This instrument was acknowledged before me on May 12, 2022, by
Beckie L. Wells



Carmen Matzke
NOTARY PUBLIC

SIGNED IN COUNTERPART

Beneficiary and Successor Trustee, Gregory V. Holst, Successor Trustee of the D. Gerald Bing Trust

STATE OF Kansas } ss:
COUNTY OF Pottawatomie

This instrument was acknowledged before me on _____, by Gregory V. Holst,
Successor Trustee.

NOTARY PUBLIC

Donna Browder

Beneficiary and Successor Trustee, Donna Browder

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 5/17/2022, by Donna Browder.

NOTARY PUBLIC



SIGNED IN COUNTERPART

Beneficiary and Successor Trustee, Mainstar Trust
By: _____, Custodian

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on _____, by _____

NOTARY PUBLIC

SIGNED IN COUNTERPART

Beneficiary and Successor Trustee, Gregory V. Holst, Successor Trustee of the D. Gerald Bing Trust

STATE OF Kansas
COUNTY OF Pottawatomic

} ss:

This instrument was acknowledged before me on _____, by Gregory V. Holst, Successor Trustee.

NOTARY PUBLIC

EXHIBIT "A"

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

PARCEL 1

Parcel 19 as shown on the Division of Land into Large Parcels, LDA 07-035, for Edgewood Companies, filed in the office of the County Recorder of Douglas County, State of Nevada on June 15, 2009, in Book 609, Page 4186, as Document No. 745140, official Records.

APN: 1320-28-000-029

PARCEL 2

A portion of Parcel 18 as shown on the Division of Land into Large Parcels, LDA 07-035, for Edgewood Companies, filed in the office of the County Recorder of Douglas County, State of Nevada on June 15, 2009, in Book 609, Page 4186, as Document No. 745140, official Records.

EXCEPTING THEREFROM all that portion of Parcel 18 as shown on the Division of Land into Large Parcels, LDA 07-035, for Edgewood Companies, filed in the office of the County Recorder of Douglas County, State of Nevada on June 15, 2009, in Book 609, Page 4186, as Document No. 745140, official Records, lying Northerly of the Southerly boundary of Muller Parkway as described in document No. 2020-945079, recorded April 22, 2020, Official Records of Douglas County, State of Nevada.

FURTHER EXCEPTING THEREFROM all that portion of Muller Parkway as described in document No. 2020-945079, recorded April 22, 2020, Official Records of Douglas County, State of Nevada.

APN: 1320-28-000-032

PARCEL 3

A portion of Parcel 17 as shown on the Division of Land into Large Parcels, LDA 07-035, for Edgewood Companies, filed in the office of the County Recorder of Douglas County, State of Nevada on June 15, 2009, in Book 609, Page 4186, as Document No. 745140, official Records.

EXCEPTING THEREFROM all that portion of Parcel 17 as shown on the Division of Land into Large Parcels, LDA 07-035, for Edgewood Companies, filed in the office of the County Recorder of Douglas County, State of Nevada on June 15, 2009, in Book 609, Page 4186, as Document No. 745140, official Records, lying Northerly of the Southerly boundary of Muller Parkway as described in document No. 2020-945079, recorded April 22, 2020, Official Records of Douglas County, State of Nevada.

FURTHER EXCEPTING THEREFROM all that portion of Muller Parkway as described in document No. 2020-945079, recorded April 22, 2020, Official Records of Douglas County, State of Nevada.

APN: 1320-28-000-033

PARCEL 4

A portion of Parcel 22 as shown on the Division of Land into Large Parcels, LDA 07-035, for Edgewood Companies, filed in the office of the County Recorder of Douglas County, State of Nevada on June 15, 2009, in Book 609, Page 4186, as Document No. 745140, official Records.

EXCEPTING THEREFROM all that portion of Parcel 22 as shown on the Division of Land into Large Parcels, LDA 07-035, for Edgewood Companies, filed in the office of the County Recorder of Douglas County, State of Nevada on June 15, 2009, in Book 609, Page 4186, as Document No. 745140, official Records, lying Northerly of the Southerly boundary of Muller Parkway as described in document No. 2020-945079, recorded April 22, 2020, Official Records of Douglas County, State of Nevada.

FURTHER EXCEPTING THEREFROM all that portion of Muller Parkway as described in document No. 2020-945079, recorded April 22, 2020, Official Records of Douglas County, State of Nevada.

APN: 1320-28-000-034

PARCEL 5

All that certain real property situate within the north one-half (N ½) of Section 28 township 13 North, Range 20 East, mount diablo Meridian, Douglas County, State of Nevada, described as follows:

COMMENCING at the northwest corner of Parcel 15 as shown on the Map of division into Large Parcels filed for record June 15, 2009 in the Office of the Douglas County Recorder, as document No. 745140;

Thence along the westerly line of said Parcel 15 South 00°29'45" West, a distance of 455.41 feet to a point on the Westerly right-of-way line of Muller Parkway as described in the Grant, Bargain and Sale Deed to Douglas County, filed for record April 22, 2020 in the Office of the Douglas County Recorder as Document No. 2020-945079, and the True Point of Beginning;

Thence along said westerly right-of-way line of Muller Parkway the following four (4) courses and distances:

Southeasterly 565.83 feet along the arc of a curve to the right, having a radius of 1297.50 feet and a central angle of 24°59'10", non-tangent to the preceding course, with a radial bearing of North 41°10'45" East;

South 23°50'05" East, a distance of 1,768.64 feet;

Southerly 84.59 feet along the arc of a 100.00 foot radius tangent curve to the right through a central angle of 48°28'03" to a point of reverse curvature'

Southwesterly 14.09 feet along the arc of a 130.00 foot radius tangent curve to the left through a central angle of 06°12'31" to a point on the northerly right-of-way line of Buckeye Road line as shown on said map;

Thence along said northerly right-of-way line of Buckeye road, North 89°29'43" West, a distance of 1,377.43 feet to the southwest corner of Parcel 16 of said Map of Division into Large Parcels;

Thence along the Westerly line of said Parcel 16 the following five (5) courses and distances;

North 00°30'17" East, a distance of 867.25 feet;
North 31°17'16" East, a distance of 981.19 feet;
North 58°42'44" West, a distance of 141.40 feet;
Northwesterly 75.37 feet along the arc of a 1,500.00 foot radius tangent curve to the right through a central angle of 02°29'45" East, a distance of 333.23 feet to the Point of Beginning.

Note: Document No. 2021-967181 is provided pursuant to the requirements of Section 6,NRS 111.312.

EXCEPTING THEREFROM all that portion described in Document No. 2020-945079, recorded April 22, 2020, Official Records of Douglas County, State of Nevada.

APN: 1320-28-000-041

PARCEL 6

All that certain real property situate within the north one-half (N ½) of Section 28, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, State of Nevada, described as follows:

COMMENCING at the northwest corner of Parcel 15 as shown on the Map of Division Into Large Parcels filed for record June 15, 2009 in the Office of the Douglas County Recorder, as Document No. 745140;

Thence South 00°29'45" West, a distance of 197.53 feet to a point on the easterly right-of-way line of Muller Parkway as described in the Grant, Bargain and Sale Deed to Douglas County, filed for record April 22, 2020 in the Office of the Douglas County Recorder as Document No. 2020-945079;

Thence along said easterly right-of-way line the following two (2) courses and distances;

Southeasterly 823.68 feet along the arc of a 1,502.50 foot radius curve to the right through a central angle of 31°24'36", non-tangent to the proceeding course, with a radial bearing of North 34°45'19" East;
South 23°50'05" East, a distance of 900.09 feet to The True Point of Beginning;

Thence leaving said easterly right-of way line North 86°41'13" East, a distance of 346.11 feet;

Thence South 78°20'42" East, a distance of 168.00 feet to a point on the easterly line of said Parcel 15;

Thence along said easterly line the following two (2) courses and distances;

South 00°40'34" West, a distance of 781.22 feet;
South 42°47'03" East; a distance of 247.86 feet to a point on the northerly right-of-way line of Buckeye Road as shown on said map;

Thence along said Northerly right-of-way line of Buckeye Road, North 89°29'43" West, a distance of 147.87 feet to a point on the easterly right-of-way line of said Muller Parkway;

Thence along said easterly right-of-way line the following two (2) courses and distances;

North 43°15'48" West, a distance of 248.30 feet;
North 23°50'05" West, a distance of 869.00 feet to The Point of Beginning.

Note: Document No. 2021-967182 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1320-28-000-043

