

DOUGLAS COUNTY, NV

2022-990960

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\$40.00 Pgs=3

10/19/2022 01:49 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Accruit Exchange Accomodation Services LLC as
accommodator for Ausnet Properties, LLC, a
Colorado Limited Liability Company
PO BOX 1392
Genoa, NV 89411

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 1320-04-001-002
Escrow No. 02009512-RLT

ABOVE SPACE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE

WHEREAS: P&P Ranches, LLC a California Limited Liability Company are/is the current Owner(s) and Holder(s) of the Note secured by the Deed of Trust, both dated January 15, 2021 made by Ausnet Properties, LLC, a Nevada Limited Liability Company TRUSTORS, to Ticor Title Company, a Nevada Corporation, TRUSTEE, for the benefit of P&P Ranches, LLC a California 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 January 15, 2021, as Instrument No. 2021-960090. Said Beneficiary hereby SUBSTITUTES P&P Ranches, LLC a California Limited Liability Company as TRUSTEE in Lieu of the above Trustee, under said Deed of Trust.

AND, P&P Ranches, LLC a California Limited Liability Company 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
18 DAY OF OCTOBER, 2022

SIGNED IN COUNTERPART

Phyllis Sorbet

Beneficiary and Successor Trustee, P&P Ranches, LLC a
California Limited Liability Company
By: Phillip Sorbet

Beneficiary and Successor Trustee P&P Ranches,
LLC a California Limited Liability Company
By: Phyllis Sorbet

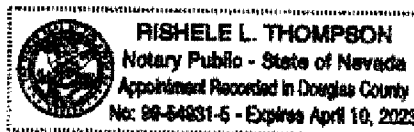
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on

October 18, 2022

by Phyllis Sorbet



NOTARY PUBLIC

WHEN RECORDED MAIL TO:
Accruit Exchange Accomodation Services LLC as
accommodator for Ausnet Properties, LLC, a
Colorado Limited Liability Company
PO BOX 1392
Genoa, NV 89411

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APN 1320-04-001-002
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SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE

WHEREAS: P&P Ranches, LLC a California Limited Liability Company are/is the current Owner(s) and Holder(s) of the Note secured by the Deed of Trust, both dated January 15, 2021 made by Ausnet Properties, LLC, a Nevada Limited Liability Company TRUSTORS, to Ticor Title Company, a Nevada Corporation, TRUSTEE, for the benefit of P&P Ranches, LLC a California 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 January 15, 2021, as Instrument No. 2021-960090. Said Beneficiary hereby SUBSTITUTES P&P Ranches, LLC a California Limited Liability Company as TRUSTEE in Lieu of the above Trustee, under said Deed of Trust.

AND, P&P Ranches, LLC a California Limited Liability Company 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
17th DAY OF OCTOBER, 2022

Phillip E. Sorbet

SIGNED IN COUNTERPART

Beneficiary and Successor Trustee, P&P Ranches, LLC a
California Limited Liability Company
By: Phillip Sorbet

Beneficiary and Successor Trustee P&P Ranches,
LLC a California Limited Liability Company
By: Phyllis Sorbet

STATE OF NEVADA ^{CA}
COUNTY OF DOUGLAS ^{HERN}

} ss:

This instrument was acknowledged before me on
October 17th 2022

by *Phillip E. Sorbet*

See Attached for
Notary Certificate

NOTARY PUBLIC

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Kern

On October 17, 2022 before me, Elizabeth Neri Notary Public
(Here insert name and title of the officer)

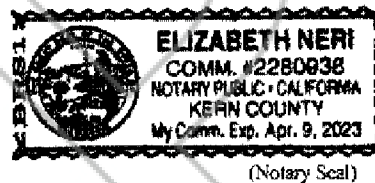
personally appeared Philip E. Soibert

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.

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.

Elizabeth Neri
Signature of Notary Public



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

DESCRIPTION OF THE ATTACHED DOCUMENT
Substitution of trustee and
(Title or description of attached document)
Deed of Full Reconveyance
(Title or description of attached document continued)
Number of Pages 1 Document Date 10-17-2022
(Additional information)

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
 - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
 - Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, ~~is/are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
 - Signature of the notary public must match the signature on file with the office of the county clerk.
 - ☞ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ☞ Indicate title or type of attached document, number of pages and date.
 - ☞ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document