

DOUGLAS COUNTY, NV

2023-994735

Rec:\$40.00

\$40.00

Pgs=4

03/16/2023 12:44 PM

AMPAC TRI-STATE CDC, INC.

SHAWNYNE GARREN, RECORDER

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Ampac Tri-State CDC, Inc.
3110B Inland Empire Boulevard
Ontario, CA 91764

Space Above This Line for Recorder's Use

Assessor's Parcel No.: 1320-08-410-010

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS, Fred Ramirez, a single man, was the original Trustor, United States Small Business Administration, c/o AmPac Tri-State CDC, Inc., was the original Trustee, and AMPAC TRI-STATE CDC, INC. , a California non-profit corporation, was the original Beneficiary under that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated November 25, 2014 and recorded on December 23, 2014 as Instrument No. 2014-854806 in the Official Records of the County of Douglas, State of Nevada, describing land therein as set forth **Exhibit "A"** attached hereto; and

WHEREAS, AMPAC TRI-STATE CDC, INC., a California non-profit corporation, assigned all beneficial interest under said Deed of Trust to the U.S. SMALL BUSINESS ADMINISTRATION, a United States government independent agency, pursuant to that certain Corporation Assignment of Deed of Trust dated December 17, 2014, and recorded on December 23, 2014, as Instrument No. 2014-854808 in the Official Records of the County of Douglas, State of Nevada; and

WHEREAS, the U.S. SMALL BUSINESS ADMINISTRATION, a United States government independent agency, desires to substitute the U.S. SMALL BUSINESS ADMINISTRATION, a United States government independent agency, as the new Trustee under said Deed of Trust in place of and stead of said original Trustee thereunder.

NOW THEREFORE, the undersigned hereby substitutes the U.S. SMALL BUSINESS ADMINISTRATION, a United States government independent agency, as Trustee under said Deed of Trust and does hereby RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate now held by it thereunder.

U.S. SMALL BUSINESS ADMINISTRATION, a
United States government independent agency

By: AMPAC TRI-STATE CDC, INC., a California
non-profit corporation

Dated: February 2, 2023

Hilda Kennedy

By: Hilda Kennedy

Its: President

Its: Attorney-in-fact

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 San Bernardino)

On February 6, 2023, before me Susanna Romig, Notary Public, a Notary Public, personally appeared Hilda Kennedy, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person 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.

Susanna Romig
NOTARY PUBLIC

STATE OF California

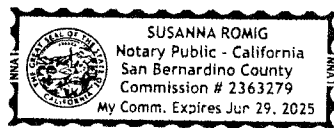


EXHIBIT "A"

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

A Parcel of land located within a portion of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, described as follows:

Commencing at the Northeast corner of MERIDIAN BUSINESS PARK PHASE 1, as recorded in Book 689, at Page 1931 as Document No. 204160, Douglas County, Nevada, Recorder's Office; thence South 00°00'01" East, 333.21 feet to THE POINT OF BEGINNING; thence continuing South 00°00'01" East, 119.06 feet; thence South 89°46'14" West, 346.84 feet; thence North 17°48'46" West, 119.57 feet; thence along the arc of a curve to the right, having a delta angle of 00°56'06", radius of 325.00 feet and an arc length of 5.30 feet; thence non-tangent to the preceding curve North 89°46'14" East, 385.00 feet to THE POINT OF BEGINNING.

Reference is made to Record of Survey No. 3, for Meridian Business Park filed for Record in the Office of County Recorder of Douglas County, State of Nevada, on January 10, 1990, in Book 190, Page 1664, Document No. 217917.

TOGETHER WITH:

A Parcel of land located within a portion of the Southeast 1/4 of the Southwest 1/4 (SE 1/4 SW 1/4) of Section 8, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, described as follows:

Commencing at the Northeast corner of MERIDIAN BUSINESS PARK PHASE 1, as recorded in Book 689, at Page 1931 as Document No. 204160, Douglas County, Nevada Recorder's Office; thence South 00°00'01" East 452.27 feet to THE POINT OF BEGINNING; thence South 00°00'01" East 338.20 feet; thence South 89°46'14" West, 339.26 feet to a point on a curve and on the Easterly right-of-way of Park Place as shown on said MERIDIAN BUSINESS PARK plat; thence along said Easerly right-of-way along the arc of a curve to the left, non-tangent to the preceding course, having a delta angle of 38°21'26" radius of 445.85 feet, and an arc length of 298.48 feet; thence North 17°48'46" West, 47.61 feet; thence North 89°46'14" East, 346.84 feet to THE POINT OF BEGINNING.

Reference is made to Record of Survey No. 1, for Meridian Business Park filed for Record in the Office of County Recorder of Douglas County, State of Nevada, on September 29, 1989, in Book 989, Page 4001, Document No. 211963.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 2, 1997, as Document No. 414072, in Book 0697, Page 494 of Official Records.

**Assessor's Parcel Number(s):
1320-08-410-010**

