

DOUGLAS COUNTY, NV

2023-999413

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TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL TO:**

Grandview Douglas LLC a Nevada limited liability company  
1920 Standiford Ave #1  
Modesto, CA 95350

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 1320-23-002-040

ABOVE SPACE FOR RECORDER'S USE

Escrow No. 02301455-RLT

**SUBSTITUTION OF TRUSTEE AND DEED OF PARTIAL RECONVEYANCE**

WHEREAS: TH Enterprises, a Colorado Limited Liability Company are the Owners and Holders of the Note secured by the Deed of Trust, both dated December 1, 2011, made by Grandview Douglas, LLC, a Nevada Limited Liability Company, TRUSTORS, to, First American Title Company of Nevada, TRUSTEE, for the benefit of TH Enterprises, a Colorado 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 December 27, 2011 as Instrument No. 794813, Book 1211, Page 5386, and has been paid insofar as the hereinafter described property is affected thereby: Said Beneficiary hereby SUBSTITUTES TH Enterprises, a Colorado Limited Liability Company, as TRUSTEE, in Lieu of the above Trustee, under said Deed of Trust.

AND, TH Enterprises, a Colorado Limited Liability Company, 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<sup>th</sup> DAY OF JUNE, 2023

TH Enterprises, a Colorado Limited Liability Company

Peggy Hancock  
Beneficiary and Successor Trustee Peggy Hancock

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

} SS:

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

NOTARY PUBLIC

see Attached

**CALIFORNIA ALL-PURPOSE 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.

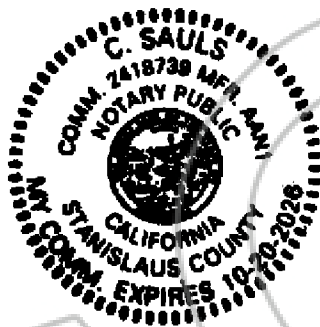
State of California )  
County of Stanislaus )  
On June 6, 2023 before me, C. SAULS, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Peggy Hancock  
Name(s) of Signer(s)

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.

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 [Signature]  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

Though this section is 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: Sub. of Trustee Partial Recon. - Lot 25 Document Date: June 6, 2023  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**  
Signer's Name: Peggy Hancock  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Escrow No. 2301455-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 25, as shown on Final Map # PD 99-12-01 GRANDVIEW ESTATES PHASE I, A PLANNED UNIT DEVELOPMENT, filed in the office of the Douglas County Recorder on January 6, 2003, in Book 0103, Page 1398, Document No. 562908, of Official Records.

APN: 1320-23-002-040

