

DOUGLAS COUNTY, NV

2023-999414

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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 April 23, 2021 . 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 April 27, 2021 as Instrument No. 2021-966292, 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 6th DAY OF JUNE, 2023

TH Enterprises, a Colorado Limited Liability Company

Peggy Hancock
Beneficiary and Successor Trustee Peggy Hancock

Hancock All

STATE OF _____
COUNTY OF _____

} ss: *see Attached*

This instrument was acknowledged before me on _____

by _____

NOTARY PUBLIC

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 C. Sauls
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: Let 25 sub. of Trustee Partial Recon. Document Date: _____
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

COPY