

DOUGLAS COUNTY, NV

2024-1007486

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\$40.00

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05/08/2024 12:40 PM

TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Buckeye Industrial Park LLC a Nevada Limited
Liability Company
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)

SIGNED IN COUNTERPART

APN 1320-27-002-033,

ABOVE SPACE FOR RECORDER'S USE

Escrow No. 02303577-RLT

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

WHEREAS: Michael C. Gilbert and Angel Kerr Gilbert, as to a 50% interest, Kara E. Johnson, Trustee of the Crown Trust dated December 26, 2017, as to a 10% interest, Kelli K. Thomas, Trustee of the Thomas Family Trust dated August 17, 1995, as to a 16.67% interest, Sue Anker as to a 16.67% interest and Ryan Rife and Danielle Rife, husband and wife as joint tenants to a 6.66% interest are the Owners and Holders of the Note secured by the Deed of Trust, both dated August 2, 2021, made by Buckeye Industrial Park, LLC a Nevada limited liability company, TRUSTORS, to, Ticor Title Company, TRUSTEE, for the benefit of Michael C. Gilbert and Angel Kerr Gilbert, as to a 50% interest, Kara E. Johnson, Trustee of the Crown Trust dated December 26, 2017, as to a 10% interest, Kelli K. Thomas, Trustee of the Thomas Family Trust dated August 17, 1995, as to a 16.67% interest, Sue Anker as to a 16.67% interest and Ryan Rife and Danielle Rife, husband and wife as joint tenants to a 6.66% interest, BENEFICIARY, which said Deed of Trust was recorded in the Office of the County Recorder of Douglas, County, State of Nevada, on August 3 2021 as Instrument No. 2021-971930, and has been paid insofar as the hereinafter described property is affected thereby: Said Beneficiary hereby SUBSTITUTES Michael C. Gilbert and Angel Kerr Gilbert, as to a 50% interest, Kara E. Johnson, Trustee of the Crown Trust dated December 26, 2017, as to a 10% interest, Kelli K. Thomas, Trustee of the Thomas Family Trust dated August 17, 1995, as to a 16.67% interest, Sue Anker as to a 16.67% interest and Ryan Rife and Danielle Rife, husband and wife as joint tenants to a 6.66% interest, as TRUSTEE, in Lieu of the above Trustee, under said Deed of Trust.

AND, Michael C. Gilbert and Angel Kerr Gilbert, as to a 50% interest, Kara E. Johnson, Trustee of the Crown Trust dated December 26, 2017, as to a 10% interest, Kelli K. Thomas, Trustee of the Thomas Family Trust dated August 17, 1995, as to a 16.67% interest, Sue Anker as to a 16.67% interest and Ryan Rife and Danielle Rife, husband and wife as joint tenants to a 6.66% interest, 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.

The Thomas Family Trust

Kelli K. Thomas

Beneficiary and Successor Trustee Kelli K. Thomas

STATE OF NEVADA }
COUNTY OF DOUGLAS } ss:

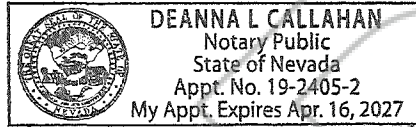
This instrument was acknowledged before me on

April 24, 2017

by Kelli K. Thomas

NOTARY PUBLIC

Deanna Callahan



SIGNED IN COUNTERPART

Beneficiary and Successor Trustee Sue Anker

STATE OF NEVADA }
COUNTY OF DOUGLAS } ss:

This instrument was acknowledged before me on

by Sue Anker

NOTARY PUBLIC

SIGNED IN COUNTERPART

Beneficiary and Successor Trustee Danielle Rife

SIGNED IN COUNTERPART

Beneficiary and Successor Trustee Ryan Rife

STATE OF NEVADA }
COUNTY OF DOUGLAS } ss:

This instrument was acknowledged before me on

by Ryan Rife and Danielle Rife

NOTARY PUBLIC

The Thomas Family Trust

SIGNED IN COUNTERPART

Beneficiary and Successor Trustee Kelli K. Thomas

STATE OF NEVADA
COUNTY OF DOUGLAS

} SS:

This instrument was acknowledged before me on

by Kelli K. Thomas

NOTARY PUBLIC

SIGNED IN COUNTERPART

Beneficiary and Successor Trustee Sue Anker

STATE OF NEVADA
COUNTY OF DOUGLAS

} SS:

This instrument was acknowledged before me on

by Sue Anker

NOTARY PUBLIC

Ryan Rife
Beneficiary and Successor Trustee Ryan Rife

Danielle Rife
Beneficiary and Successor Trustee Danielle Rife

STATE OF NEVADA
COUNTY OF DOUGLAS

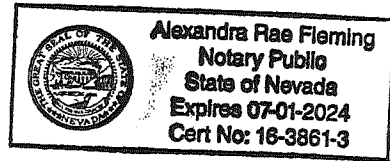
} SS:

This instrument was acknowledged before me on

April 26, 2024

by Ryan Rife and Danielle Rife

NOTARY PUBLIC



The Thomas Family Trust

SIGNED IN COUNTERPART

Beneficiary and Successor Trustee Kelli K. Thomas

STATE OF NEVADA
COUNTY OF DOUGLAS

} SS:

This instrument was acknowledged before me on

by Kelli K. Thomas

NOTARY PUBLIC

Sue Anker

Beneficiary and Successor Trustee Sue Anker

STATE OF NEVADA
COUNTY OF DOUGLAS

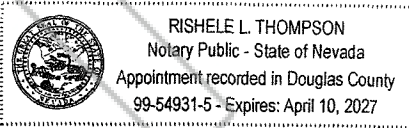
} SS:

This instrument was acknowledged before me on

4/24/2024

by Sue Anker

NOTARY PUBLIC



SIGNED IN COUNTERPART

Beneficiary and Successor Trustee Ryan Rife

STATE OF NEVADA
COUNTY OF DOUGLAS

} SS:

This instrument was acknowledged before me on

by Ryan Rife and Danielle Rife

NOTARY PUBLIC

SIGNED IN COUNTERPART

Beneficiary and Successor Trustee Danielle Rife

} SS:

IN WITNESS THEREOF THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED
THIS _____ DAY OF _____

SIGNED IN COUNTERPART
Beneficiary and Successor Trustee Michael C. Gilbert

SIGNED IN COUNTERPART
Beneficiary and Successor Trustee Angel Kerr Gilbert

STATE OF NEVADA
COUNTY OF DOUGLAS

} SS:

This instrument was acknowledged before me on

by Michael C. Gilbert and Angel Kerr Gilbert

NOTARY PUBLIC

The Crown Trust

Kara E Johnson
Beneficiary and Successor Trustee Kara E. Johnson

STATE OF NEVADA
COUNTY OF DOUGLAS

} SS:

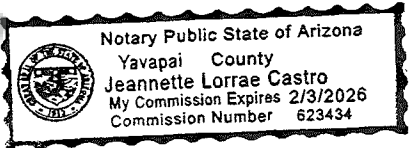
This instrument was acknowledged before me on

April 24, 2017


by Kara E. Johnson

NOTARY PUBLIC


Jeannette L Castro



IN WITNESS THEREOF THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED
THIS 24th DAY OF April 2024



Beneficiary and Successor Trustee Michael C. Gilbert



Beneficiary and Successor Trustee Angel Kerr Gilbert

STATE OF NEVADA
COUNTY OF DOUGLAS

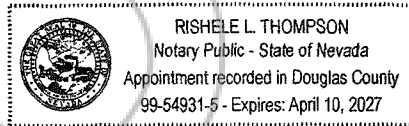
} SS:

This instrument was acknowledged before me on

4/11/2024

by Michael C. Gilbert and Angel Kerr Gilbert

NOTARY PUBLIC



The Crown Trust

SIGNED IN COUNTERPART

Beneficiary and Successor Trustee Kara E. Johnson

STATE OF NEVADA
COUNTY OF DOUGLAS

} SS:

This instrument was acknowledged before me on

by Kara E. Johnson

NOTARY PUBLIC

Escrow No. 2303577-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

A parcel of land located within portions of the Southwest 1/4 of Section 27 and the Southeast 1/4 of Section 28, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING a point on the Southerly right-of-way line of Buckeye Road which bears S. 13°56'22" E., 75.79 feet from the West 1/4 corner of said Section 27;

Thence along said right-of-way, S. 89°29'43" E., 590.47 feet;

Thence continuing along said right-of-way, 31.39 feet along the arc of a curve to the right, having a central angle of 89°55'41" and a radius of 20.00 feet, (chord bears S. 44°31'52" E., 28.27 feet) to a point on the Westerly right-of-way line of Bently Parkway South;

Thence along said Westerly right-of-way, S. 00°25'59" W., 129.75 feet;

Thence continuing along said right-of-way, 77.16 feet along the arc of a curve to the left, having a central angle of 34°00'32" and a radius of 130.00 feet, (chord bears S. 16°34'17" E., 76.04 feet);

Thence S. 55°36'01" W., 34.55 feet;

Thence S. 00°00'00" E., 332.09 feet to a point on the Northerly boundary line of Lot 1, Block "G", as shown on Final Map of Bently Science Park, Document No. 376672, of the Douglas County Recorder's Office;

Thence along the Northerly line of said Lot 1, S. 90°00'00" W., 221.36 feet to the Northwest corner thereof;

Thence along the West boundary line of said Lot 1, S. 00°00'00" W., 571.73 feet to the Southwest corner thereof;

Thence along the Southerly and Westerly boundary lines of said Block "G" the following four courses;

1.) S. 84°56'49" W., 285.33 feet;

2.) N. 86°35'25" W., 124.86 feet;

3.) N. 00°22'39" E., 1149.17 feet;

4.) 31.46 feet along the arc of a curve to the right, having a central angle of 90°07'38" and a radius of 20.00 feet, (chord bears N. 45°26'28" E., 28.32 feet) to the POINT OF BEGINNING.

APN: 1320-27-002-033

Note: Document No. 2021-971929 is provided pursuant to the requirements of Section 6.NRS 111.312.