

DOUGLAS COUNTY, NV

2024-1008806

Rec:\$40.00

\$40.00

Pgs=6

06/06/2024 10:38 AM

STEWART TITLE COMPANY - NV

SHAWNYNE GARREN, RECORDER

APN#

1419-26-611-003

Escrow #2321457-CRF

Recording Requested By:

Stewart Title Company

When Recorded Mail To:

Genoa Lakes by Desert Wind,

LP

550 California Ave.

Reno, NV

89509

Mail Tax Statements to: (deeds only)

Four horizontal lines for mail tax statements.

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Handwritten signature of Colleen Felix.

Colleen Felix / Escrow Officer

This document is being recorded as an accommodation only.

Substitution of Trustee and Deed of Partial Reconveyance

This page added to provide additional information required by NRS 111.312 (additional recording fee applies)

SUBSTITUTION OF TRUSTEE AND DEED OF PARTIAL RECONVEYANCE

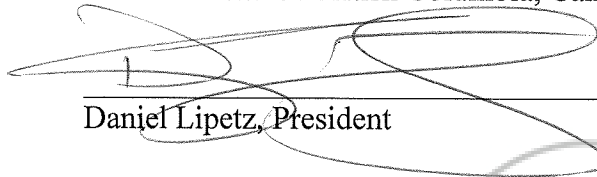
The undersigned Beneficiaries, Statesman Lending Corporation, a corporation organized under the laws of British Columbia, Canada, in and under the provisions of that certain Deed of Trust executed by Genoa Lakes by Desert Wind, LP, a Nevada limited partnership, Trustors, to First American Title Insurance Company, as Trustee for Statesman Lending Corporation, a corporation organized under the laws of British Columbia, Canada, Beneficiaries, dated April 18, 2022 and recorded on April 18, 2022, in Book N/A, Page N/A, **Document 983859 and Document 983861** of Official Records in the office of the Recorder of Douglas, State of Nevada, do(es) in accordance with the provisions of said Deed of Trust, hereby give notice of the Substitution and Appointment of Statesman Lending Corporation, a corporation organized under the laws of British Columbia, Canada, in place and instead of First American Title Insurance Company the Trustee above named, and do(es) hereby vest in said substituted Trustee, all the rights, title, estate, power, duty and trusts conferred by said Deed of Trust upon the Trustee therein named. And whereas the indebtedness secured, to be paid by the Deed of Trust above mentioned has been partially paid and/or satisfied.

NOW THEREFORE, Statesman Lending Corporation, a corporation organized under the laws of British Columbia, Canada, substituted Trustee, does hereby GRANT AND RECONVEY unto the parties entitled thereto without warranty, all the estate and interest derived to the said Trustee under said Deed of Trust in the lands therein described, situated in the City of Sparks County of Douglas, State of Nevada. More particularly described on Exhibit "A" attached hereto and made apart hereof.

Dated: June 5, 2024

Beneficiary and Substituted Trustee:

Statesman Lending Corporation, a corporation organized under the laws of British Columbia, Canada



Daniel Lipetz, President


STATE OF Nevada

COUNTY OF Washoe

This instrument was acknowledged before me on
June 14, 2024 by Daniel Lipetz.

5

} ss



Notary Public

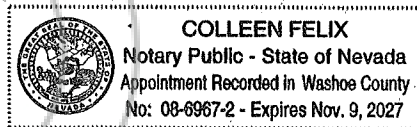


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 2321457

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

PARCEL 1:

Lot 79 of the FINAL MAP A PLANNED UNIT DEVELOPMENT PD 05-001-7 TERRAZZA (FKA SUMMIT RIDGE) PHASE 3B, filed for record in the office of the Douglas County Recorder, State of Nevada, on December 18, 2019 as Document No. 2019-939850, Official Records.

PARCEL 2:

Together with that certain non-exclusive private access easement as described below:

50' WIDE NON-EXCLUSIVE PRIVATE EASEMENT

A fifty foot (50') wide easement for access purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, the centerline of which is more particularly described as follows:

Commencing at a found 5/8" rebar, no tag, a point on the Easterly line of Jacks Valley Road, the Northwesterly corner of Parcel 2 as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 in the office of Recorder, Douglas County, Nevada, as Document No. 284936, said point bears South 32°55'56" West, 2868.09 feet from the Southwest corner of Section 26, T.14N., R.19E., M.D.M.; thence along said Easterly line of Jacks Valley Road North 21°17'11" East, 5624.78 feet to the POINT OF BEGINNING; thence South 57°24'21" East, 901.15 feet; thence along the arc of a curve to the right having a radius of 100.00 feet, central angle of 57°24'26", arc length of 100.19 feet, and chord bearing South 28°42'10" East; thence South, 163.85 feet; thence along the arc of a curve to the left having a radius of 100.00 feet, central angle of 59°14'14" arc length of 103.39 feet, and chord bearing South 29°37'07" East; thence South 59°14'14" East, 87.62 feet; thence South 57°20'21" East, 299.51 feet; thence along the arc of a curve to the left having a radius of 95.00 feet, central angle of 98°13'48" arc length of 162.87 feet, and chord bearing North 73°32'45" East; thence North 24°25'51" East, 166.00 feet; thence along the arc of a curve to the right having a radius of 75.00 feet, central angle of 34°48'01", arc length of 45.55 feet, and chord bearing North 41°49'51" East; thence North 59°13'52" East, 94.39 feet; thence along the arc of a curve to the right having a radius of 75.00 feet, central angle of 55°06'44" arc length of 72.14 feet, and chord bearing North 86°47'14" East; thence South 65°39'24" East, 403.40 feet; thence North 24°52'01" East, 62.44 feet; thence North 19°23'04" East, 165.42 feet; thence North 03°46'32" West, 200.60 feet to the terminus of this description.

AND TOGETHER WITH that certain non-exclusive private access easement as described below:

DESCRIPTION EASEMENT #0S7

50' WIDE NON-EXCLUSIVE PRIVATE ACCESS EASEMENT

A fifty-foot (50') wide strip of land for non-exclusive private access purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, lying 25 feet (25') on both sides of the following described centerline:

Commencing at the most easterly corner of Parcel 16 as shown on the Record of Survey to Support a Boundary Line Adjustment for Little Mondeaux Limousin Corporation recorded November 19, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 528042; thence along the northeasterly line of said Parcel 16, North 58°31'29" West, 25.01 feet to the POINT OF BEGINNING; thence along a line 25 feet westerly of and parallel with the easterly line of said Parcel 16, the following courses:
South 33°08'08" West, 168.54 feet;
South 19°17'56" West, 192.13 feet;
South 06°55'50" West, 142.07 feet;
South 04°16'47" East, 148.06 feet;
South 08°17'50" West, 159.03 feet;
South 27°18'20" West, 270.10 feet;
South 38°59'28" West, 89.85 feet to a point on the southerly line of said Parcel 16, the TERMINUS of this description.

The sidelines of the above described strip of land shall be extended and shortened to terminate at said northeasterly line of Parcel 16 and said southerly line of Parcel 16.

TOGETHER WITH a Grant of Slope Easement as set forth and described in document recorded November 7, 2005 in Book 1105, Page 3092, as Document No. 0660088, Official Records Douglas County, Nevada, for the benefit of Legal Descriptions 1,2 and 3.

ALSO TOGETHER WITH a temporary non-exclusive easement for private access over, across and through the Easement Area for the purposes of constructing, installing, maintaining, repairing and replacing a private roadway in the Easement Area, and so forth, created in that certain document entitled "Grant of Easement", executed by MDA Enterprises, Inc., recorded May 1, 2006 in Book 0506, Page 168, as Document No. 0673811, Official Records of Douglas County, Nevada, for the benefit of Canyon Creek Meadows, Phase 1, Adjusted Remainder Parcels 1 and 2, and Adjusted Parcels 16, 17 and 19.

ALSO TOGETHER WITH perpetual non-exclusive easements (i) private access and (ii) for public utilities over, across and through the Easement Area for the purposes of constructing, installing, maintaining, repairing and replacing a private roadway and public utilities in the Easement Area, and so forth, created in that certain document entitled "Grant of Easements", executed by MDA Enterprises, Inc., recorded May 1, 2006 in Book 0506, Page 347, as Document No. 0673835, Official Records of Douglas County, Nevada, for the benefit of Canyon Creeks Meadows, Phase 1, Adjusted Remainder Parcels 1 and 2, and Adjusted Parcels 14, 16, 17 and 19.

ALSO TOGETHER WITH easements granted for the right, at any time, to enter upon the Easement Area for the purposes of constructing, installing, maintaining, repairing and replacing a private roadway and public utilities in the Easement Area, and so forth, created in that certain document entitled "Grant of Easements" recorded May 1, 2006 in Book 0506, Page 377, as Document No.0673836, Official Records of Douglas County, Nevada, for the benefit of Adjusted Parcels 13, 16, 17 and 19.

ALSO TOGETHER WITH easements granted for the rights of access and storm drainage upon the Easement Area as set forth in document entitled "Grant of Slope and Private Drainage Easements and Temporary License" recorded July 9, 2007 as Document No. 704686, Official Records of Douglas County, Nevada for the benefit of Adjusted Parcels 13, 16 & 17.

ALSO TOGETHER WITH easements granted for the rights of maintenance, repair and replacement of storm drainage improvements within the Easement Area as set forth in document entitled "Grant of Storm Drainage Easements and Temporary License" recorded July 9, 2007 as Document No. 704705, Official Records of Douglas County, Nevada for the benefit of Adjusted Parcels 1 and 13.

ALSO TOGETHER WITH easements granted for the limited purpose of maintaining, repairing or replacing any slopes located on the Easement Area as set forth in document entitled "Grant of Slope Easement and Temporary License" recorded July 9, 2007 as Document No. 704706, Official Records of Douglas County, Nevada for the benefit of Adjusted Parcel 1.

COPY