

JF
Comm Dev
Lynette T-9/11a

FILED
No. 99-159

'99 OCT -7 P4:06

Douglas County
Post Office Box 218
Minden, Nevada 89423

WHEN RECORDED MAIL TO:
Douglas County
Attention: Engineering
Post Office Box 218
Minden, Nevada 89423

Real Property Transfer Tax \$ Exempt

Declared By and For

BARBARA REED
CLERK
[Signature]
DEPUTY

DOUGLAS COUNTY, NEVADA

QUITCLAIM DEED

This deed, made this 16th day of September, 1999, between the Grantor, Douglas County, a political subdivision of the State of Nevada, and Grantee, Kingsbury General Improvement District, a political subdivision of the State of Nevada.

Witnesseth: the Grantor, under the authority of NRS 277.053, the provisions of which have been complied with, does hereby remise, release and quitclaim unto the Grantee all right, title and interest in and to the following described real property located in Douglas County, Nevada, more particularly described as:

Parcel 1 (APN 011-224-01)

Lot 1, Block 7, as shown on the Official Map of Kingsbury Estates Unit No. 2, filed in the office of the County Recorder on June 6, 1962, as Document No. 20174, Official Records of Douglas County, State of Nevada.

Parcel 2 (APN 011-226-03)

Lot 3, Block 8, as shown on the Official Map of Kingsbury Estates Unit No. 2, filed in the office of the County Recorder on June 6, 1962, as Document No. 20174, Official Records of Douglas County, State of Nevada.

Excepting and reserving to the United States of America from the above described property all development rights and coverage rights associated with the above described property, in accordance with the quitclaim deed from the United States of America, acting through the United States Department of Agriculture Forest Service, to Douglas County, and filed for record in the Office of the County Recorder, Douglas County, Nevada, on September 16, 1999, as Document No. 0476847, Book 0999, Page 3489.

The conveyance of the above described parcels are subject to all rights, easement, covenants, conditions and restrictions, and all other matters of record, including and in accordance with the quitclaim deed from the United States of America, acting through the United States Department of Agriculture Forest Service, to Douglas County, and filed for record in the Office of the County Recorder, Douglas County, Nevada, on September 16, 1999 as Document No. 0476847, Book

0478417
BK1099PG1676

RESTRICTIONS:

The property hereby conveyed, or any portion thereof, shall be used in a manner that protects the environmental quality and public recreational use of the property. As used herein, the term "environmental quality" shall mean and include, without limitation, the maintenance and use of the land in a manner which does not contribute to the degradation of the waters of Lake Tahoe and its tributaries. The term "public recreational use" shall mean and include, without limitation, any number of uses that provide or allow public recreational opportunities, including those requiring undeveloped open spaces.

The foregoing restrictions are acknowledged by both parties to the conveyance as benefitting National Forest System lands neighboring the property being transferred in this deed, as of the date of recordation.

The United States of American and Douglas County hereby retain and Kingsbury General Improvement District conveys to the United States of American and Douglas County power to terminate this fee simple grant if any of the above conveyed lands should, at any time henceforth, be used in a manner which degrades the environmental quality or does not allow or provide public recreational use. Examples of uses which would be considered inconsistent with providing public recreational use include but are not limited to the following:

1. Commercial or private development of any kind.
2. Private use of the property.

Notice of breach of the above restrictions shall be given and a civil action shall be commenced within five (5) years after breach, or such longer period as may be agreed to by the parties.

Construction and maintenance of erosion control facilities and paved bicycle path on the property shall be consistent with the above stated restrictions.

Notice of intent to preserve the power of termination will be filed within thirty (30) years after recordation of this deed.

To have and to hold the above described real property unto Grantee, its successors and assigns forever, together with all hereditaments and appurtenances thereunto belonging.

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In witness whereof, the Grantor, by its duly authorized representative, has executed this deed pursuant to the above cited authority, on the day and year first above written.

DOUGLAS COUNTY

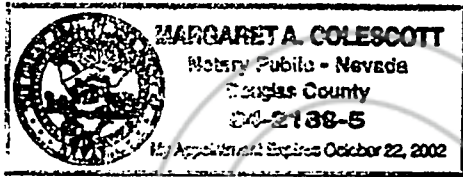
Jacques Etchegoyhen
Jacques Etchegoyhen, Chairman
Board of County Commissioners

ALL PURPOSE ACKNOWLEDGMENT CERTIFICATE

State of Nevada)
 : ss.
County of Douglas)

On October 6, 1999, before me, Margaret A. Colescott, Notary Public, personally appeared Jacques Etchegoyhen, Chairman, Douglas County Board of County Commissioners, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.



Margaret A. Colescott
Notary Public

(SEAL)

REQUESTED BY
DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

1999 OCT -8 PM 4: 47

LINDA SLATER
RECORDER

\$ 8 PAID K2 DEPUTY

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: Oct 7 1999
B. Reed Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By Charles M. Mullock Deputy

SEAL

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