

23-

REQUESTED BY  
Sourwine & Sloane  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

- Affects portions of:
- APN: 1318-22-001-012
- 1318-23-310-061
- 1318-23-310-070
- 1318-23-214-001
- 1318-23-210-036
- 1318-23-211-022
- 1318-23-217-015
- 1318-23-212-070
- 1318-23-213-037
- 1318-23-201-002

2004 JAN 26 PM 2:55

WERNER CHRISTEN  
RECORDER

\$23<sup>00</sup> PAID KJ DEPUTY

Recording Requested By/Return To:  
 Alfred R. Villalobos  
 c/o Julien G. Sourwine, Esq.  
 Sourwine & Sloane  
 4950 Kietzke Lane, Suite 302  
 Reno, Nevada 89509

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**ABANDONMENT OF ACCESS EASEMENTS**

0602866

BK0104PG08441

Recording Requested By/Return To:

Alfred R. Villalobos  
c/o Julien Sourwine, Esq.  
Sourwine & Sloane  
4950 Kietzke Lane, Suite 302  
Reno, NV 89509

APN: See Exhibit E  
RPTT: Exempt

Abandonment of Access Easements

Whereas, Mr. Alfred R. Villalobos ("Mr. Villalobos") is the owner of certain real property located in Douglas County, Nevada, commonly referred to as 1010 Holly Lane and more particularly described in Exhibit A attached hereto ("1010 Holly Lane Benefitted Property");

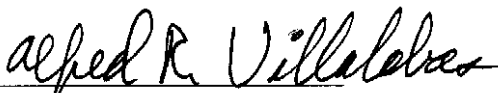
Whereas, the Lake Village Homeowner's Association, a Nevada non-profit corporation ("Association") is the owner of certain real property located in Douglas County, Nevada, and more particularly described in Exhibit B attached hereto ("Burdened Association Property");

Whereas, pursuant to a Settlement Agreement between the Association and Mr. Villalobos dated May 21, 2002, Mr. Villalobos desires to abandon and replace two easements relative to the Burdened Association Property.

Now, therefore, Mr. Villalobos hereby declares that the following easements are hereby abandoned relative to the 1010 Holly Lane Benefitted Property:

1. That easement and all rights related thereto described in that Grant, Bargain and Sale Deed recorded on August 10, 1973 as Document No. 68036, Book 873, Page 275 of the Official Records of the County Recorder of Douglas County, Nevada (a copy of which is attached hereto as Exhibit C); and
2. That easement and all rights related thereto of that Non-Exclusive Access Easement described in that Grant, Bargain and Sale Deed recorded on November 11, 1974 as Document No. 76301, Book 1174, Page 174 of the Official Records of the County Recorder of Douglas County, Nevada (a copy of which is attached hereto as Exhibit D).

Dated this 15 day of July, 2002.

  
Alfred R. Villalobos

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**ACKNOWLEDGMENT**

State of Nevada )

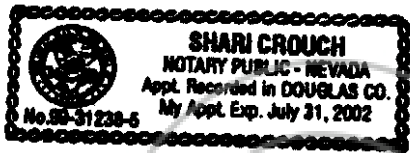
County of Douglas )

On July 15, 2002 before me, Shari Crouch, personally appeared Alfred R. Villalobos, personally known to me - **OR** - 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.

WITNESS my hand and official seal.

Shari Crouch

Notary Public

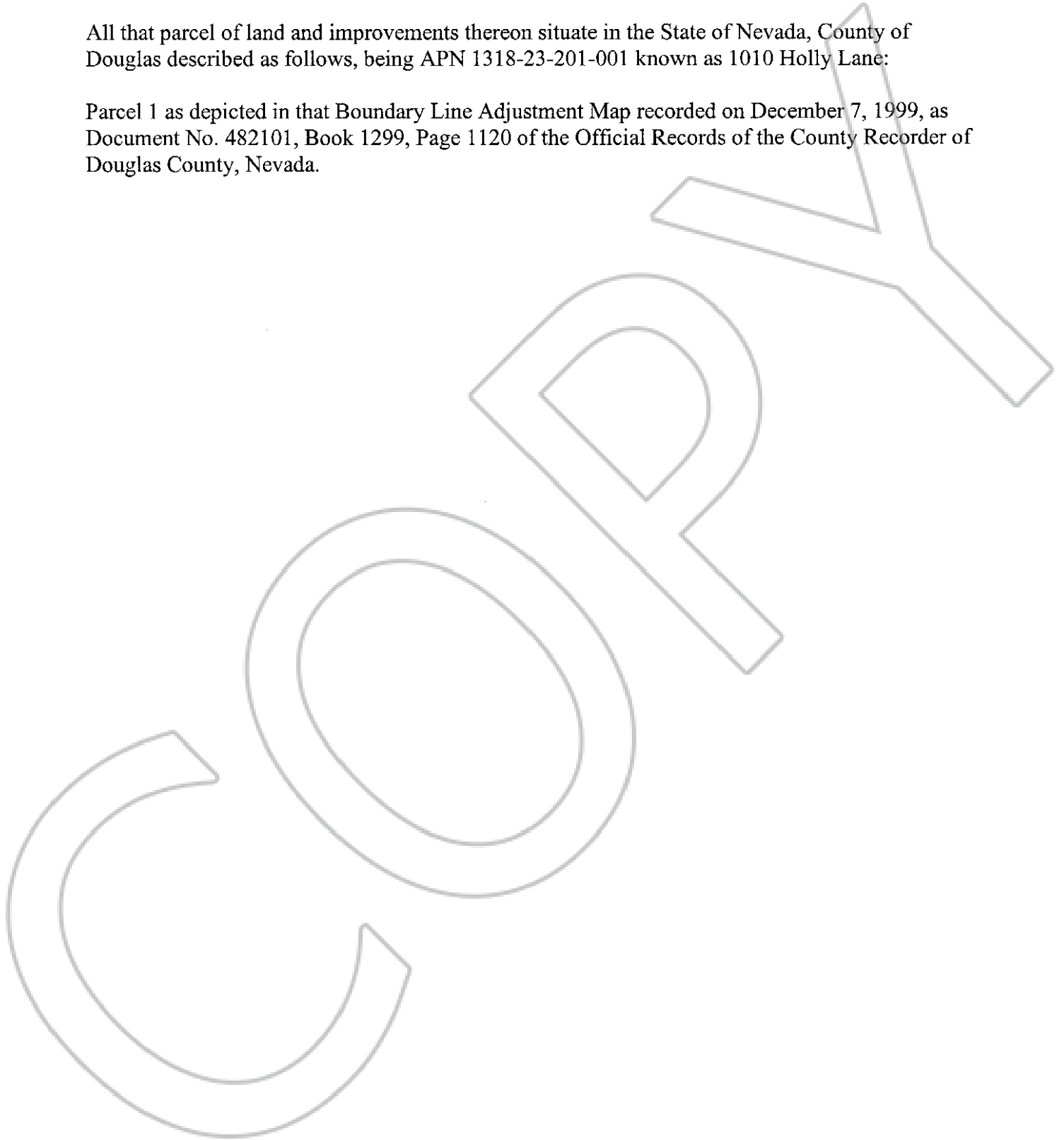


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EXHIBIT A

All that parcel of land and improvements thereon situate in the State of Nevada, County of Douglas described as follows, being APN 1318-23-201-001 known as 1010 Holly Lane:

Parcel 1 as depicted in that Boundary Line Adjustment Map recorded on December 7, 1999, as Document No. 482101, Book 1299, Page 1120 of the Official Records of the County Recorder of Douglas County, Nevada.



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Exhibit B

All that real property located in Douglas County, Nevada and described as follows:

All common area as described in the Declaration of Covenants, Conditions and Restrictions recorded in Book 77 at Page 539 as Document No. 48778 on July 20, 1970, as amended from time to time and as annexed to from time to time, including Blocks A, B and C on the official recorded map of Lake Village Unit No. 1 recorded June 29, 1970 in the Office of the County Recorder of Douglas County, Nevada as Document No. 48573, Lot 57 on the official recorded map of Lake Village Unit 2A recorded on August 9, 1972 in the Office of the County Recorder of Douglas County, Nevada as Document No. 61076, Lot 8 on the official recorded map of Lake Village Unit 2B recorded on December 28, 1971 in the Office of the County Recorder Of Douglas County, Nevada as Document No. 56076; Lot 37 on the official recorded map of Lake Village Unit 2C recorded on March 10, 1972 in the Office of the County Recorder of Douglas County, Nevada as Document No. 58124, Lot 70 on the official recorded map of Lake Village Unit 2D recorded on June 5, 1972 in the Office of the County Recorder of Douglas County, Nevada Document No. 59803, and Lot 95 on the official recorded map of Lake Village 2E recorded October 18, 1972 in the Office of the County Recorder of Douglas County, Nevada as Document No. 62363 and including Holly Lane and Lake Village Drive.

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(a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated thereupon;

(b) The right of the Association to suspend the voting rights and right to use of the recreational facilities by a lot owner for any period during which any assessment against his lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;

(c) The right of the Association to dedicate or transfer all or any part of the subject property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of each class of members agreeing to such dedication or transfer has been recorded.

TOGETHER WITH all covenants, conditions and assurances thereunto belonging or in anywise appertaining, and any reversion, remainder, rents, issues or profits thereon.

DATED: 8 Aug 73

WILLINGHAM DEVELOPMENT COMPANY,  
a Nevada Corporation

BY: [Signature]  
JERRY L. GORDON,  
Vice-President

STATE OF NEVADA

County of Douglas }  
City of Las Vegas }  
August 1973



I, JERRY L. GORDON, Vice-President of WILLINGHAM DEVELOPMENT COMPANY, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears in the records of the County of Douglas, State of Nevada.

Recorded in Registry of 1ST. AMER. TITLE CO.  
On AUG 14 1973 At Las Vegas, Nevada  
Official Records of Douglas County, Nevada

69036  
573 276

Douglas County

EXHIBIT C

Case No.  
Record No.  
INDEXED  
Leland Key  
P. O. Box 12  
Tapes, Calif

FOR A VIL  
OLIVERIA  
GRANT, JR  
LELAND B  
no joint  
control, I  
State of

Secondary Tax  
 Computed on A  
 Computed on B  
remaining flow

Under penalty of:

TOGETHER  
equipment  
and any

Dated

STATE OF  
County of

On

Who make  
the above

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DOCUMENTARY TRANSFER TAX \$ 11.00  
COMPLIANCE WITH FULL VALUE CAPITAL GAINS TAX  
ON GAIN FROM SALE OF REAL ESTATE  
AND  
ON GAIN FROM SALE OF SECURITIES  
AND  
ON GAIN FROM SALE OF OTHER ASSETS  
Subject to Section 2013 of the Internal Revenue Code

#17825-01

Recorded at Request of  
On NOV 11 1974 At \_\_\_\_\_ Min. Past 11 AM  
Official Records of Douglas County, Nevada. File # 17825

LAWYERS TITLE INS. CORP.

RECORDING REQUESTED BY,  
AND WHEN RECORDED MAIL TO:

John E. Sims Esq.  
Dillingham Development Company  
10850 Wilshire Boulevard  
Suite 500  
Los Angeles, California 90024

Marjela J. Stanley, Recorder

*[Handwritten signature]*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 3rd day of October, 1974  
between DILLINGHAM DEVELOPMENT COMPANY, party of the first  
part, and SAMUEL ZELL, party of the second part.

W I T N E S S E T H

That the said party of the first part, in consideration  
of the sum of Ten Dollars (\$10.00), lawful money of the  
United States of America, to him in hand paid by the said  
party of the second part, the receipt whereof is hereby  
acknowledged, does by these presents grant, bargain and sell  
unto the said party of the second part, and to his heirs and  
assigns, all that certain real property situate in the  
County of Douglas, State of Nevada, being a portion of  
Section 23, Townhouse 13 North, Range 18 East, MDS&N, described  
as follows:

Beginning at an iron pipe, being the northwesterly  
corner of Lake Village Unit No. 20, as recorded in Book  
87, Page 442, Douglas County Records. Thence along the  
westerly boundary of Lake Village Unit 20 S 17° 30' 30"  
W 208.17 feet to a P.E. nail, set in a natural rock  
outcrop; thence continuing along said boundary S 10° 09'  
31" E 88.39 feet to an iron pipe, being the True Point  
of Beginning. Thence from said True Point of Beginning  
along the northerly boundary of Lake Village Unit 2E S  
R5° 00' 00" W 133.15 feet to an iron pipe; thence N 5°  
00' 00" W 138.00 feet to an iron pipe; thence N 55° 00'  
00" E 98.18 feet to an iron pipe; thence S 31° 33' 34"  
E 53.84 feet to an iron pipe; thence S 5° 00' 00" E  
100.00 feet to an iron pipe; thence S 24° 55' 48" E  
38.32 feet to the True Point of Beginning; said land in  
more fully shown on that certain survey parcel map  
recorded October 17, 1974, in Book 1074, Page 323, as  
Document 75836, official records Douglas County, Nevada.

In addition, the party of the first part does by these  
presents grant, bargain, sell and convey unto the party of  
the second part, and to its successors, assigns, customers,  
employees and business invitees the following non-exclusive  
easements:

#1 -- NON-EXCLUSIVE ACCESS EASEMENT

Beginning at an iron pipe being the extreme northeast  
corner of Lake Village Unit 2E; thence along the easterly  
boundary of Unit 2E S 13° 00' 21" E 40.00 feet to a  
point; thence N 45° 20' 39" E 51.00 feet to a point;  
thence N 34° 35' 24" W 113.08 feet to a point on the

EXHIBIT D

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westerly boundary line of Lake Village Unit 2C; thence along said boundary line S 13° 30' 30" W 20.20 feet to an iron pipe; thence along said boundary line S 1° 06' 21" E 26.32' to the point of beginning.

**#2 -- NON-EXCLUSIVE UTILITY EASEMENT FOR SANITARY SEWER**

Beginning at an iron pipe being the extreme northeast corner of Lake Village Unit 2A; thence along the northerly boundary line of Unit 2A S 85° 00' 00" W 30.00 feet to an iron pipe; thence along said boundary line S 84° 00' 00" W 100.00 feet to a point; thence N 36° 00' 00" W 20.00 feet to a point; thence N 84° 00' 00" E 132.81 feet to a point on the boundary line of that certain survey parcel map recorded October 17, 1974, in Book 1074, Page 323, as Document 74936, official records Douglas County, Nevada, thence along said boundary line S 5° 00' 00" E 32.17 feet to the point of beginning.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits therefor.

TO HAVE AND TO HOLD the said parties, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first above written.



BILLINGHAM DEVELOPMENT COMPANY,

By: Richard A. Denman  
Richard A. Denman, President

Jerry Hay  
Jerry Hay, Vice President

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On October 3, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard A. Denman, and Jerry Hay, known to me to be the President and Vice President of the Corporation that executed the within instrument, on behalf of the Corporation herein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Christine S. McCreedy  
Notary Public



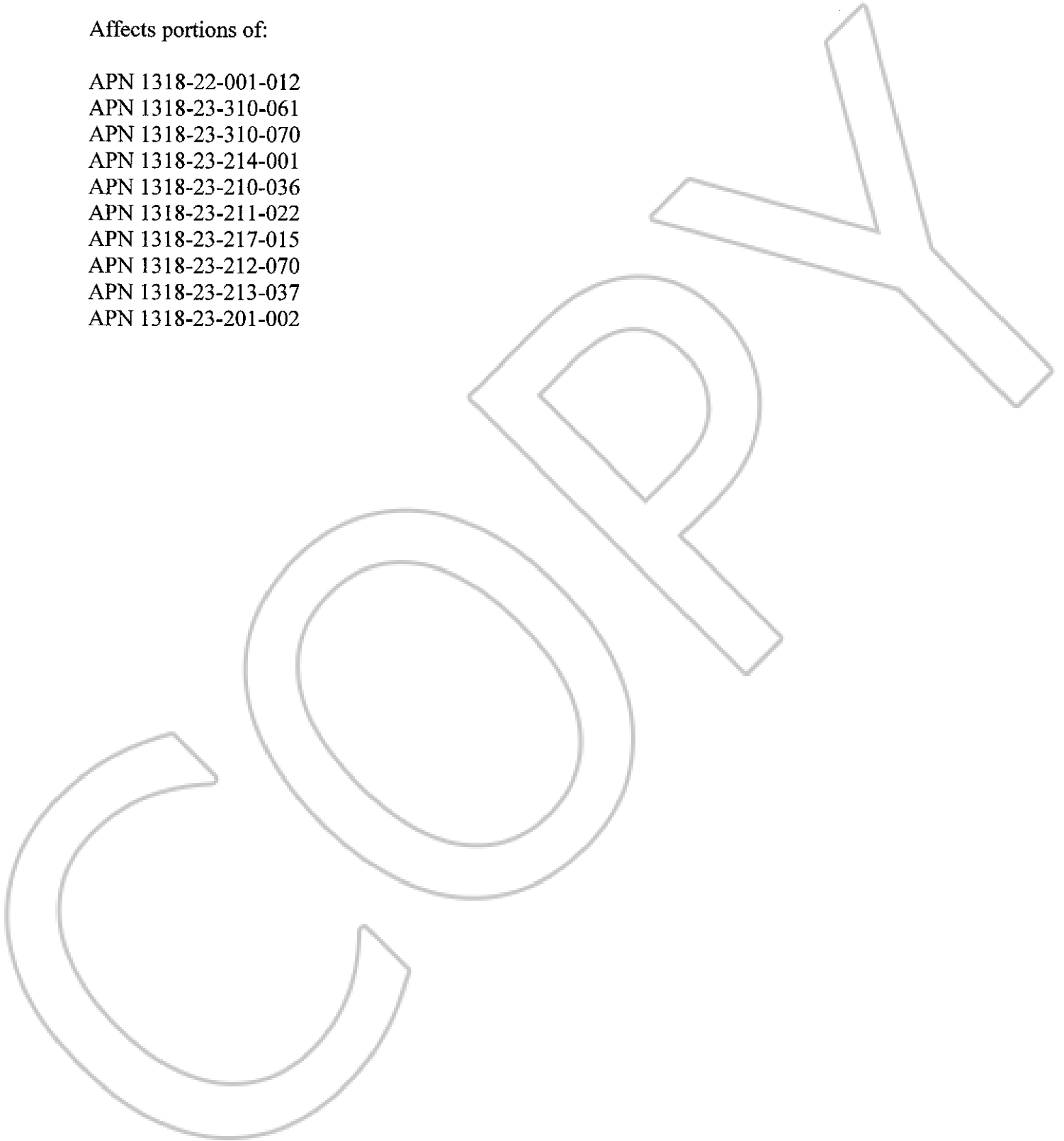
EXHIBIT D

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EXHIBIT E

Affects portions of:

APN 1318-22-001-012  
APN 1318-23-310-061  
APN 1318-23-310-070  
APN 1318-23-214-001  
APN 1318-23-210-036  
APN 1318-23-211-022  
APN 1318-23-217-015  
APN 1318-23-212-070  
APN 1318-23-213-037  
APN 1318-23-201-002



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