

APN(s): No APN Assigned

**RECORDING REQUESTED BY,
AND WHEN RECORDED, MAIL TO:**

Zephyr Cove Property Owners Association Inc.
c/o John Abrams, President/
✓ Mickie Hempler, Secretary
P.O. Box 277
Zephyr Cove, Nevada 89448

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 6 Fee: 19.00
BK-0410 PG- 199 RPTT: # 3



MAIL TAX STATEMENTS TO:

Zephyr Cove Property Owners' Association Inc.
c/o John Abrams, President/
Mickie Hempler, Secretary
P.O. Box 277
Zephyr Cove, Nevada 89448

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged, Zephyr Cove Properties, Inc., a Nevada corporation ("Grantor") does hereby QUITCLAIM, TRANSFER, and CONVEY to Zephyr Cove Property Owners Association, a Nevada nonprofit corporation, whose address is c/o John Abrams, President/ Mickie Hempler, Secretary, P.O. Box 277, Zephyr Cove, Nevada 89448, all right, title and interest that Grantor may have, if any, in and to the real property situate in the County of Douglas, State of Nevada, described in (i) that certain Quitclaim Deed dated November 26, 1982, and recorded in the Official Records of Douglas County, Nevada, in Book 1182, at Page 1266, as Document 73526, a copy of which is attached hereto as **Exhibit A**; and (ii) section 1 of that certain Covenant Running with the Land dated November 1, 1982, and recorded in the Official Records of Douglas County, Nevada, in Book 1182, at Page 1262, as Document 73525, a copy of which is attached hereto as **Exhibit B**;

TOGETHER WITH any and all rights created for, reserved to, or retained by Grantor in the aforementioned Quitclaim Deed and Covenant Running With the Land, and Grantor's interest, if any, in the tenements, hereditaments, reversionary rights, rights of re-entry, and

2530 DAMON ST.
CARSON CITY, NV 89701

LAW OFFICES OF
F. THOMAS ECK, II
777 EAST WILLIAM STREET
SUITE 206
CARSON CITY, NEVADA 89701
(702) 883-8440

1 WHEN RECORDED MAIL TO:
2 F. THOMAS ECK, III
3 777 E. William, Suite 206
4 Carson City, NV 89701

EXHIBIT A

QUITCLAIM DEED

5
6 THIS INDENTURE WITNESSETH: That ZEPHYR COVE
7 PROPERTIES, INC., in consideration of \$10.00, the receipt of
8 which is hereby acknowledged, does hereby remise, release
9 and quitclaims to ZEPHYR COVE PROPERTY OWNERS' ASSOCIATION,
10 INC., all that real property situate in Douglas County of
11 State of Nevada, bounded and described as follows:

12 The beach area at Zephyr Cove in front
13 of Lots 1-A through Lot 11, and to the
14 low water mark, as delineated on that
15 certain map entitled "amended Map of
16 Zephyr Cove Property in Section 10, T.13
17 N., R. 18 E." filed for record on August
18 5, 1929 in the Office of the County
19 Recorder, Douglas County, State of
20 Nevada.

21 Together with all and singular the tenements,
22 hereditaments and appurtenances thereunto belonging or in
23 anywise appertaining.

24 This conveyance is subject to that certain
25 Covenant Running With the Land and reversionary clause
26 therein, recorded concurrently herewith.

27 WITNESS my hand this 26th day of November,
28 1982.

ZEPHYR COVE PROPERTIES, INC.

29 By John J. Harvey
30 President
31 John Harvey

30 STATE OF NEVADA)
31 COUNTY OF Washoe : ss.

1 On this 20th day of November, 1982,

Exhibit "B"

COVENANT RUNNING WITH THE LAND

This covenant made this 1st day of December, 1982, by and between ZEPHYR COVE PROPERTIES, INC., and ZEPHYR PROPERTY OWNERS' ASSOCIATION, INC., a Nevada non-profit corporation.

WHEREAS, ZEPHYR COVE PROPERTIES, INC., is the owner of certain real property hereinafter described, and

WHEREAS, ZEPHYR COVE PROPERTIES, INC., is desirous of donating said property to ZEPHYR COVE PROPERTY OWNERS' ASSOCIATION, INC. subject to the conditions as hereinafter set forth, and

WHEREAS, ZEPHYR COVE OWNERS' ASSOCIATION, INC. is desirous of receiving said property subject to the conditions as hereinafter set forth,

NOW, THEREFORE, IT IS HEREBY AGREED, between the parties as follows:

1. Transfer of Property: By quitclaim deed executed herewith ZEPHYR COVE PROPERTIES, INC., shall quitclaim the following described property to ZEPHYR COVE PROPERTY OWNERS' ASSOCIATION, INC.:

The beach area at Zephyr Cove in front of Lots 1-A through Lot 11, and to the low water mark, as delineated on that certain map entitled "Amended Map of Zephyr Cove Property in Section 10, T.13 N., R. 18 E." filed for record on August 5, 1929 in the Office of the County Recorder, Douglas County, State of Nevada.

2. In consideration for acceptance of the quitclaim deed ZEPHYR COVE PROPERTY OWNERS' ASSOCIATION, INC., hereby agrees that such properties shall remain continuously open for use by:

a. Property owners and/or residents of ZEPHYR COVE PROPERTY OWNERS' ASSOCIATION, INC..

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SUITE 202
CARSON CITY, NEVADA 89701
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1 b. Future owners and/or residents of any property
2 owned by ZEPHYR COVE PROPERTIES, INC.

3 c. The individual relatives and heirs of
4 members of ZEPHYR COVE PROPERTIES, INC. to wit,
5 JAMES A. HARVEY, SAMUEL S. HARVEY, JOHN F. HARVEY,
6 ELIZABETH BLAIKIE, LESLIE H. WHITTEMORE and
7 MARGARET JONES.

8 3. Reversionary Interest: ZEPHYR COVE
9 PROPERTIES, INC., hereby retains a reversionary interest in
10 the aforescribed property to the extent that said property
11 is to be used exclusively for the enjoyment and recreational
12 activities of property owners and members of ZEPHYR COVE
13 PROPERTIES, INC. In the event said property is used for
14 other purpose, including but not limited to commercial or
15 business activities without the prior written approval of
16 three-fourths majority of ZEPHYR COVE PROPERTIES, INC.
17 shareholders, said property shall revert to ZEPHYR COVE
18 PROPERTIES, INC. It is hereby understood that this property
19 shall, without being subject to the reversionary clause be
20 available for slips or other docking facilities for use of
21 property owners and members of ZEPHYR COVE PROPERTIES, INC.,
22 in such locations as are designated in Zephyr Cove Tract Map
23 entitled "Amended Map of Zephyr Cove Properties filed on
24 August 25, 1929".

25 4. Association Membership: As additional
26 consideration for the transfer of the property as
27 aforesated, the following shareholders of ZEPHYR COVE
28 PROPERTIES, INC., shall be given free membership in the
29 Association for the period of 25 years: JAMES A. HARVEY,
30 SAMUEL S. HARVEY, JOHN F. HARVEY, ELIZABETH H. BLAIKE,
31 LESLIE H. WHITTEMORE and MARGARET S. JONES. At the
32 expiration of said 25 year period memberships shall be

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CARBON CITY, WYOMING 82409
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1 renewable upon paying any annual dues that may be assessed
2 other members of the association. In the event any
3 properties of the aforementioned individuals are sold, free
4 membership of the particular property sold shall terminate.

5 5. Attorney's Fees: ZEPHYR COVE PROPERTY
6 OWNERS' ASSOCIATION, INC., agrees to pay all attorney's fees
7 in connection with the preparation of this agreement, the
8 quitclaim deed and other documentation necessary to effect a
9 transfer of the property in accordance with intent of the
10 parties.

ZEPHYR COVE PROPERTIES, INC.

By John F. Harvey
President
John HARVEY

14 Attested:

15
16 Elizabeth Paisie
17 Secretary

ZEPHYR COVE PROPERTY OWNERS'
ASSOCIATION, INC.

By Ross Swickard
VICE PRESIDENT
ROSS SWICKARD

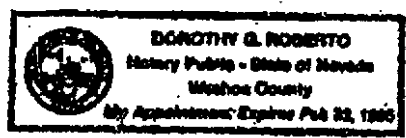
STATE OF NEVADA.

County of Washoe
on November 20th, 1982

personally appeared before me,
a Notary Public, John F. Harvey

who acknowledged that he executed the above instrument.

IN WITNESS WHEREOF I have hereunto
set my hand and official seal of my office
in the County of Washoe
the day and date in the foregoing certificate
Veronica A. Roberts
Notary Public



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appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof;

BUT EXCEPTING THEREFROM, the rights reserved to Grantor pursuant to Sections 2 and 4 of the aforementioned Covenant Running With the Land..

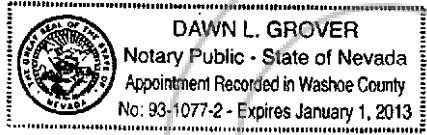
Dated this 18TH day of November, 2009.

Zephyr Cove Properties, Inc.,
a Nevada corporation

By: [Signature]
Name: Harvey Whittemore
Its: President/Secretary

STATE OF NEVADA)
)
COUNTY OF WASHOE)

This instrument was acknowledged before me on November 18, 2009, by HARVEY WHITTEMORE as PRESIDENT/SECRETARY of Zephyr Cove Properties, Inc., a Nevada corporation.



Dawn L Grover
Notary Public
My Commission Expires: 1/1/2013