

APN: 1219-15-001-002, _____

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0111 PG- 5871 RPIT: 3.90

RECORDING REQUESTED BY:

RPIT \$3.90
Job's Peak Ranch Community Association
c/o John Robertson, President
PO Box 572
Minden, Nevada 89423



AFTER RECORDING RETURN TO:
Job's Peak Ranch Community Association
c/o John Robertson, President
PO Box 572
Minden, Nevada 89423

Order No: _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EASEMENT QUITCLAIM DEED

Affirmation Statement

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law: _____

(State specific law)

[Signature] _____ *Grantor* _____
Signature Title

RICHARD BERTEA
Printed Name

EASEMENT QUITCLAIM DEED

THIS EASEMENT QUITCLAIM DEED is made this 19th day of January, 2011, by and between, **Richard Berteau, Trustee of the RICHARD BERTEA 2004 GRAT TRUST**, hereinafter referred to as "Grantor"; and,

Five Creek Limited Liability Company, a Nevada limited liability company (hereinafter referred to as "Declarant"), and **Job's Peak Ranch Community Association, Inc.**, a Nevada corporation (hereinafter referred to as "Association"), both of whom are collectively hereinafter referred to as "Grantee".

WITNESSETH:

Whereas, Declarant is the developer of the Job's Peak Ranch subdivision including the subdivision map called JOBS'S PEAK RANCH UNIT 1 (PUD #2014-1), recorded on June 13, 1997, as Document Number 415114, in Book 697, at Page 3042, hereinafter referred to as the "1997 Map."

Whereas, Declarant presently owns the parcel of land labeled "OPEN SPACE LOT A, 157.38 Acres," APN 1219-15-001-002, f/k/a APN 19-140-16 (hereinafter "Open Space Parcel") described on the 1997 Map.

Whereas, Association is a Nevada nonprofit corporation organized under NRS Chapter 82, formed as a homeowners association pursuant to NRS Chapter 116 for the Job's Peak Ranch subdivision, and represents the homeowners as members of the Association.

Whereas, Grantor is the owner of certain real property in Douglas County, Nevada, identified as Lot "E" on the 1997 Map, bearing Douglas County APN 1219-15-001-001, f/k/a APN 19-140-20, hereinafter called the "Berteau property."

Whereas, pursuant to a separate agreement, Grantor desires to hereby fully and finally abandon, release, quitclaim and reconvey to Grantee easement rights specified as follows (hereinafter collectively the "Easements"):

- a. The easement appurtenant to said Lot E shown on the 1997 Map (i.e., the Final Map for Job's Peak Ranch Unit 1, recorded 13 June 1997 as Document Number 415114 at Book 697, Page 3042), and Page 2 thereof;
- b. The "Exclusive Access, Drainage and Public Utility Easement, Job's Peak Community Association and Five Creek, LLC to Berteau" (as set forth at Book 0499, Page 3225 - 3226, and at Book 0499, Page 6026-6030) and contained in that certain CORPORATION

GRANT, BARGAIN and SALE DEED recorded 15 April 1999 as Document Number 046581 at Book 0499, Page 3223, and re-recorded on 28 April 1999 as Document Number 0466764 at Book 0499, Page 6024.

NOW, THEREFORE, said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10) lawful money of the United States, and other valuable consideration, to him/her/them in hand paid by Grantee, the receipt whereof is hereby acknowledged, does by these presents remise, release, abandon and forever quitclaim unto the Grantee, all of Grantor's title, claim and interest in and to the above described Easements burdening the Open Space Parcel, more particularly described as:

OPEN SPACE LOT A as shown on JOBS'S PEAK RANCH UNIT 1 (PUD #2014-1), recorded on June 13, 1997, as Document Number 415114, in Book 697, at Page 3042, official records of Douglas County, State of Nevada. APN 1219-15-001-002, f/k/a APN 19-140-16.

Grantor:

Richard Bertea 2004 GRAT Trust

By: *R. Bertea*
Richard Bertea, Trustee

STATE OF California)
) : ss.
COUNTY OF Orange)

On January 19, 2011, before me, Vanessa T. Coronado, personally appeared Richard Bertea, who 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.
Signature *Vanessa T. Coronado* (Seal)

