

APN: 1419-04-002-047
RECORDING REQUESTED BY, AND
WHEN RECORDED, MAIL TO:
Leisha Ehlert
Clear Creek Residential, LLC
199 Old Clear Creek Road
Carson City, Nevada 89705

DOUGLAS COUNTY, NV **2017-905024**
Rec:\$17.00
\$17.00 Pgs=4 **09/29/2017 11:50 AM**
TICOR TITLE CARSON CITY- 307 WEST WINNIE
KAREN ELLISON, RECORDER

The undersigned hereby affirm(s) 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)

RELEASE OF RIGHTS

THIS RELEASE OF RIGHTS (this "Release"), executed as of the date the signature below is notarized, but to be effective as of the date of its recordation in the Official Records of Douglas County, Nevada ("Official Records"), is made by Clear Creek Residential, LLC, a Delaware limited liability company ("Declarant"), with reference to the following:

RECITALS:

- A. Declarant is the owner of that certain real property located in Douglas County, Nevada, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"),
- B. The Property is subject to that certain Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Clear Creek Tahoe, which document was recorded on September 27, 2016, as Document No. 2016-888265 (such Declaration, together with all amendments, supplements, annexations, and addenda thereto, is herein referred to as the "Declaration"). Capitalized terms used but not otherwise defined herein shall have the meanings ascribed thereto in the Declaration.
- C. The Declaration reserves to Declarant certain rights as "Declarant" thereunder, including, without limitation, certain rights to water produced or located within the Property, as set forth in Section 12.3(b) of the Declaration.
- D. The Property is a Residential Unit for purposes of the Declaration, and Declarant intends to sell the Property to a consumer lot buyer for the construction of a Residence thereon. In connection with said sale, Declarant wishes to provide future Owners of the Property certain assurances with respect to Declarant's exercise of its rights under Section 12.3(b) of the Declaration.

E. In accordance with the foregoing, Declarant now wishes to record this Release for the purpose of giving record notice of its release of certain rights under Section 12.3(b) of the Declaration; specifically, its (i) rights to groundwater and/or surface water appurtenant to the Property on or after the date this Release is recorded in the Official Records, (ii) rights any diffused surface water or effluent captured and stored on the Property by the Owner thereof; and (iii) easement rights over the Property, to the extent arising under Section 12.3(b).

NOW, THEREFORE, Declarant hereby declares and gives notice as follows:

1. The Recitals are incorporated into this Notice.
2. Declarant hereby releases, solely as to the Property, the following rights under Section 12.3(b) of the Declaration: (i) its rights to groundwater and/or surface water appurtenant to the Property on or after the date this Release is recorded in the Official Records, (ii) its rights to any diffused surface water or effluent captured and stored on the Property by the Owner thereof; and (iii) its easement rights over the Property, to the extent such arising under said Section 12.3(b). Any remaining rights of Declarant in relation to the Property and arising under Section 12.3(b) of the Declaration are hereby reserved to Declarant.
3. This Notice shall be construed under and enforced in accordance with the laws of the State of Nevada.

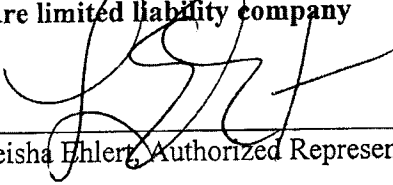
*[Signature to Release of Rights
Appears on the Following Page]*

[Signature Page to Release of Rights]

IN WITNESS WHEREOF, the undersigned has caused its authorized representative to execute this Notice as of the date of the notarization of such representative's signature, but effective as of the date of recordation of this Notice in the Official Records.

Declarant:


Clear Creek Residential, LLC,
a Delaware limited liability company

By: 
Leisha Ehlert, Authorized Representative

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on SEPTEMBER 29, 2017, by Leisha Ehlert as Authorized Representative of Clear Creek Residential, LLC, a Delaware limited liability company.


Notary Public
My Commission Expires: 04.19.2020

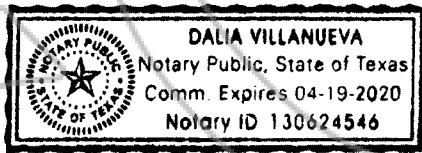


EXHIBIT "A"

Legal Description of Property

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

Lot 266 as shown on that Final Map of Clear Creek Tahoe – Phase 1A & 1B, recorded November 18, 2016 as File No. 2016-890939 in the official records of Douglas County, Nevada.