



DOUGLAS COUNTY, NV **2017-907624**
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 \$35.00 Pgs=6 12/04/2017 02:37 PM
 FIRST AMERICAN TITLE RENO
 KAREN ELLISON, RECORDER

LAKE TAHOE, BSS, LMS Project #5877/Int #15067
DOUGLAS COUNTY APN: 1318-26-501-004, 005 & 006

Recording Requested by, To Be Returned
And tax statements mailed to:

Buyer: STATE OF NEVADA
 Division of State Lands
 901 S. Stewart Street, Suite 5003
 Carson City, NV 89701

**Partial Release From Obligations Under Declaration of Covenants, Conditions
 and Restrictions for Kingsbury Estates**

WHEREAS it is the intent of the STATE OF NEVADA, acting by and through the DIVISION OF STATE LANDS and the State Land Registrar (hereafter "the State of Nevada") to purchase Parcel C of Kingsbury Estates free from any obligations to develop the parcel or to contribute financially or otherwise to the maintenance and upkeep of the common areas within Kingsbury Estates, and

WHEREAS it is the intent of the Present Owners to facilitate that purchase by relieving the State of Nevada from such obligations;

NOW THEREFORE, this Partial Release, made and entered into this 25 day of OCT, 2017, by and between the present owners of all parcels within Kingsbury Estates, their successors and assigns and all persons acquiring or owning any interest in the properties of Kingsbury Estates, release the STATE OF NEVADA, as owners of Parcel C of Kingsbury Estates from any and all obligations imposed upon parcel owners in Sections 2.4 and 4.4 of the Declaration of Covenants, Conditions and Restrictions for Kingsbury Estates as recorded June 3, 2004 in the Official Records of Douglas County in Book 0604, Pages 01659-01669. All other Conditions, Covenants and Restrictions for Kingsbury Estates are to remain in full force and effect as to all parcels within Kingsbury Estates.

The Parties acknowledge it is the intent of this Partial Release to forever relieve the State of Nevada, should it become the owner of the below described Parcel C within Kingsbury Estates, from all obligations to construct any building or structure on the parcel or otherwise develop the parcel and from any obligation to contribute financially or otherwise toward the maintenance and upkeep of the common areas within Kingsbury Estates.

The Parties further acknowledge that the State of Nevada shall remain a member of the Kingsbury Estates Home Owners' Association for all purposes, shall be entitled to and shall be provided advance notice of any and all Home Owners' Association proposals and activity, and remain subject to the provisions of Declaration of Covenants, Conditions and Restrictions for Kingsbury Estates other than those identified herein except that it shall not be entitled to vote as to any monetary expenditures or

RECORDED
 12/04/2017

assessments imposed upon the owners of Parcels A and B, or any other matter solely affecting such owners. The State of Nevada, as owner of Parcel C, shall have and retain full voting rights as to any change to the Common Areas related to access, drainage and BMP's on or affecting Parcel C identified and described within the Declaration of Covenants, Conditions and Restrictions for Kingsbury Estates identified above.

This Partial Release applies exclusively to Parcel C which is more specifically described as follows:

ALL THAT PORTION OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26;
THENCE SOUTH 00°09'40" WEST 654.66 FEET;
THENCE SOUTH 00°17'25" WEST 654.51 FEET;
THENCE NORTH 89°29'43" WEST 437.91 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°29'43" WEST 924.55 FEET;
THENCE NORTH 52°27'52" EAST 544.94 FEET;
THENCE NORTH 38°00'00" EAST 202.00 FEET;
THENCE NORTH 41°00'00" WEST 140.00 FEET;
THENCE NORTH 06°20'00" EAST 50.00 FEET;
THENCE ALONG A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 18°40'00", AND AN ARC LENGTH OF 89.59, THE CHORD OF SAID CURVE BEARS NORTH 74°20'00" WEST 89.20 FEET;
THENCE NORTH 65°00'00" WEST 120.00 FEET;
THENCE NORTH 52°29'59" EAST 33.87 FEET;
THENCE ALONG A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 640.00 FEET, A CENTRAL ANGLE 18°31'56", AND AN ARC LENGTH OF 207.01, THE CHORD OF SAID CURVE BEARS NORTH 86°14'32" EAST, 206.10 FEET;
THENCE NORTH 76°58'34" EAST 182.76 FEET;
THENCE SOUTH 12°26'03" EAST 440.48 FEET;
THENCE SOUTH 23°19'32" EAST 422.25 FEET TO THE POINT OF BEGINNING.

Aka: PARCEL C OF KINGSBURY ESTATES.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 23, 2011 IN BOOK 1111, PAGE 5159 AS INSTRUMENT NO. 793093, OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.

This Partial Release shall be binding on the present owners and their successors and assigns and all persons acquiring or owning any interest in the properties within Kingsbury Estates and shall run with the land until such time as the State of Nevada shall no longer own any interest in Parcel C, as described above. Should the State of Nevada convey any of its interest in the above described Parcel C, the full array of obligations and rights imposed upon owners within Kingsbury Estates shall become effective as to that conveyed interest.

IN WITNESS WHEREOF, the parties hereto have subscribed the partial release the day and year first noted above.

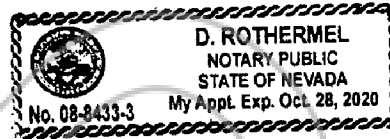
OWNER OF PARCEL A

DONALD C BLOUGH

By: Donald C Blough

STATE OF NEVADA)

COUNTY OF Carson City :SS



On Dec 1, 2017 personally appeared before me, a notary public, Donald Blough, who acknowledged that he executed the above document.

D. Rothermel
NOTARY PUBLIC

RUTH L BLOUGH

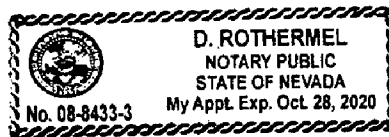
By: Ruth L Blough

STATE OF NEVADA)

COUNTY OF Carson City :SS

On Dec 1, 2017 personally appeared before me, a notary public, Ruth Blough, who acknowledged that he executed the above document.

D. Rothermel
NOTARY PUBLIC



OWNER OF PARCEL B:

RYAN RITCHIE

By: _____

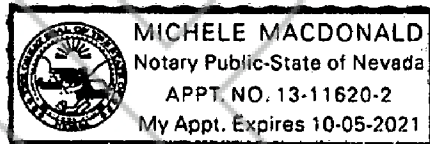
STATE OF NEVADA)

:SS

COUNTY OF WASHOE)

On 10/25, 2017 personally appeared before me, a notary public,
RYAN RITCHIE, who acknowledged that he executed the
above document.

Michele MacDonald
MICHELE MACDONALD
NOTARY PUBLIC



CORY RITCHIE

By: _____

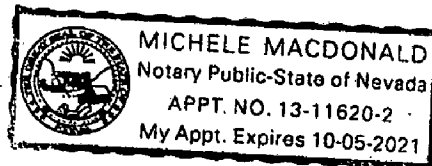
STATE OF NEVADA)

:SS

COUNTY OF WASHOE)

On 10/25, 2017 personally appeared before me, a notary public,
CORY RITCHIE, who acknowledged that he executed the
above document.

Michele MacDonald
MICHELE MACDONALD



ORIGINAL

NOTARY PUBLIC

OWNER OF PARCEL C:

JOSEPH POHL

By: *J. Pohl*

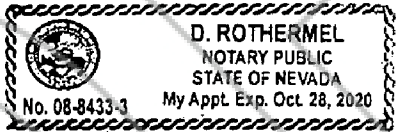
STATE OF NEVADA)

COUNTY OF Carson City :SS

On Nov 1, 2017 personally appeared before me, a notary public, Joseph Pohl, who acknowledged that he executed the above document.

D. Rothermel

NOTARY PUBLIC



MEGAN CLANCY

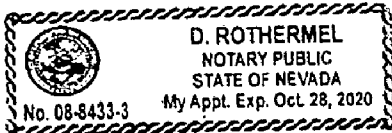
By: *Megan Clancy*

STATE OF NEVADA)

COUNTY OF Carson City :SS

On Nov 1, 2017 personally appeared before me, a notary public, Megan Clancy, who acknowledged that he executed the above document.

D. Rothermel



ORIGINAL

APPROVED AS TO FORM:

Theresa Avance

Theresa Avance, Senior Planner
Tahoe Regional Planning Agency

Dated: 11/21/17

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

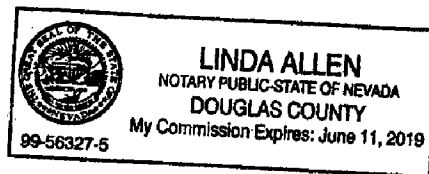
On 11-21-17 before me, Linda Allen a Notary Public,
personally appeared Theresa Avance
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized 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.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature: Linda Allen (Seal)

Name: Linda Allen
(typed or printed)



ORIGINAL