

APNs: 1220-30-001-012  
1220-30-001-013  
1220-30-002-012



KAREN ELLISON, RECORDER

**RECORDING REQUESTED BY AND AFTER  
RECORDATION RETURN BY MAIL TO:**

JAMES R. CAVILIA, ESQ.  
ALLISON MacKENZIE, LTD.  
P.O. Box 646  
Carson City, NV 89702

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Abandonment and Relocation of Easement**

This Abandonment and Relocation of Easement is made this 31<sup>st</sup> day of August, 2018, by and between Flying Eagle Ranch LLC, a Nevada limited liability company ("FER") and Don F. Ahern and Carolyn Lee Ahern, Trustees of the Don F. and Carolyn Lee Ahern Living Trust ("Ahern") (FER and Ahern are collectively referred to as "Grantors") and Flying Eagle Ranch LLC, a Nevada limited liability Don F. Ahern and Carolyn Lee Ahern, Trustees of the Don F. and Carolyn Lee Ahern Living Trust ("Grantees").

WITNESSETH

WHEREAS, FER is the owner of that certain parcels of land located in Douglas County, Nevada generally described as Assessor's Parcel Numbers 1220-30-001-012 and 1220-30-001-013, and more particularly described on Exhibit "A" which is incorporated by this reference as if fully set forth herein ("FER Property");

WHEREAS, Ahern is the owner of that certain parcel of land located in Douglas County, Nevada generally described as Assessor's Parcel Number 1220-30-002-012, and more particularly described on Exhibit "B" which is incorporated by this reference as if fully set forth herein ("Ahern Property");

WHEREAS, the FER Property and the Ahern Property are benefitted by a fifty (50) foot wide private access easement across the FER Property, described as "Daisy Lane" on that Map of Division into Large Parcels recorded in the Official Records of Douglas County, Nevada on September 6, 1995 as Document No. 369848;

WHEREAS, Grantors desire to abandon the Daisy Lane private access easement described in Document No. 369848 and provide for the relocation of said access easement as described in Exhibit "C" and depicted in Exhibit "D" attached hereto and incorporated by this reference as if fully set forth herein ("New Daisy Lane Easement").

Grantors, for good and valuable consideration provided by the Grantees, the receipt whereof is hereby acknowledged, do hereby abandon unto the Grantees, all property rights provided in that certain fifty (50) foot wide private access easement, described a "Daisy Lane" on that Map of Division into Large Parcels recorded in the Official Records of Douglas County, Nevada on September 6, 1995 as Document No. 369848.

Grantors additionally, for good and valuable consideration provided by the Grantees, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey, transfer and deliver unto Grantees, their successors and assigns, a non-exclusive private access easement for the purpose of ingress and egress over and across the FER Property and Ahern Property as more particularly described in Exhibit "C" and depicted in Exhibit "D" attached hereto and incorporated by this reference as if fully set forth herein. This grant of easement is solely for the benefit of the FER Property and Ahern Property and shall run with the land and shall be binding upon and shall inure to the benefit of the Grantees, their tenants, customers, employees, agents, heirs, successors and assigns.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to their successor and assigns forever.

IN WITNESS WHEREOF, the said Grantors have executed this instrument on the day and year first above written.

Grantors:

Flying Eagle Ranch LLC,  
a Nevada limited liability company

Nathan A. Leising  
By: Nathan A. Leising, Manager

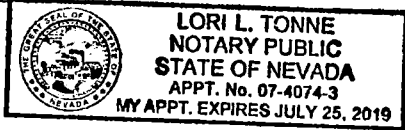
Don F. and Carolyn Lee Ahern Living Trust

Don F. Ahern  
By: Don F. Ahern, Trustee

Carolyn Lee Ahern  
By: Carolyn Lee Ahern, Trustee

STATE OF NEVADA )  
 : SS.  
 )

On July 16, 2018, personally appeared before me, a notary public, NATHAN LETSING personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing instrument.



Lori L. Tonne  
NOTARY PUBLIC

: SS.  
 )

On AUGUST 13, 2018, personally appeared before me, a notary public, DON F. ADAM, personally known (or proved) to me to be the person whose name is subscribed to the foregoing INSTRUMENT, who acknowledged to me that he executed the foregoing document.



Lois N. Petruzzo  
NOTARY PUBLIC

STATE OF NEVADA )  
 : SS.  
 )

On AUGUST 13, 2018, personally appeared before me, a notary public, CAROLYN LEE AITERN personally known (or proved) to me to be the person whose name is subscribed to the foregoing INSTRUMENT, who acknowledged to me that she executed the foregoing document.



Lois N. Petruzzo  
NOTARY PUBLIC

**EXHIBIT "A"**  
**DESCRIPTION**  
**(A.P.N. 1220-30-001-012 & 1220-30-001-013)**

All that real property situate in the County of Douglas, State of Nevada, located within portions of Section 25, Township 12 North, Range 19 East and Section 30, Township 12 North, Range 20 East, Mount Diablo Meridian, further described as:

Adjusted Parcel 19 and Adjusted Parcel 20 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC, filed for record October 25, 2001, in the office of Recorder, Douglas County, Nevada as Document No. 526220, more particularly described as follows:

**BEGINNING** at the northwest corner of Section 30 as shown on said Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC;

thence along the northerly line of said Section 30, South 89°59'19" East, 992.21 feet;

thence leaving said northerly line South 00°00'41" West, 1317.35 feet;

thence North 89°46'09" East, 205.45 feet;

thence South 00°04'43" East, 1440.23 feet;

thence South 89°22'30" West, 1192.18 feet;

thence North 00°07'59" East, 126.90 feet;

thence South 89°22'30" West, 882.23 feet;

thence North 19°38'56" West, 2839.62 feet;

thence South 89°57'00" East, 1439.04 feet;

thence South 04°51'55" East, 20.07 feet;

South 89°57'00" East, 388.72 feet to the **POINT OF BEGINNING**, containing 152.46 acres, more or less.

Prepared by: R.O. Anderson Engineering, Inc.  
P.O. Box 2229  
Minden, Nevada 89423

**EXHIBIT "B"**  
**DESCRIPTION**  
**(A.P.N. 1220-30-002-012)**

All that real property situate in the County of Douglas, State of Nevada, located within a portion of Section 30, Township 12 North, Range 20 East, Mount Diablo Meridian, further described as:

Adjusted Parcel 21 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC, filed for record October 25, 2001, in the office of Recorder, Douglas County, Nevada as Document No. 526220, more particularly described as follows:

**BEGINNING** at the west one-quarter (W1/4) corner of Section 30, said point also being the southwest corner of said Adjusted parcel 21 as shown on said Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC;

thence along the westerly line of said Section 30, North 00°07'59" East, 1379.07 feet;

thence leaving said westerly line North 89°22'30" East, 1192.18 feet;

thence South 00°04'43" East, 1392.07 feet;

thence West, 1197.22 feet to the **POINT OF BEGINNING**, containing 38.00 acres, more or less.

Prepared by: R.O. Anderson Engineering, Inc.  
P.O. Box 2229  
Minden, Nevada 89423

**EXHIBIT "C"**  
**DESCRIPTION**  
**(a portion of A.P.N. 1220-30-001-012 and 1220-30-002-013)**

All that real property situate in the County of Douglas, State of Nevada, located within portions of Section 25, Township 12 North, Range 19 East and Section 30, Township 12 North, Range 20 East, Mount Diablo Meridian, further described as:

A strip of land lying twenty-five feet (25') on both sides of the following described centerline:

**COMMENCING** at the northeast corner of Section 25 as shown the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC, filed for record October 25, 2001, in the office of Recorder, Douglas County, Nevada as Document No. 526220;

thence along the northerly line of said Section 25, North  $89^{\circ}57'00''$  West, 286.95 feet to the **POINT OF BEGINNING**;

thence leaving said northerly line South  $00^{\circ}03'00''$  West, 1330.33 feet;

thence along a tangent curve to the left having a radius of 400.00 feet, a central angle of  $34^{\circ}13'23''$  and an arc length of 238.92 feet;

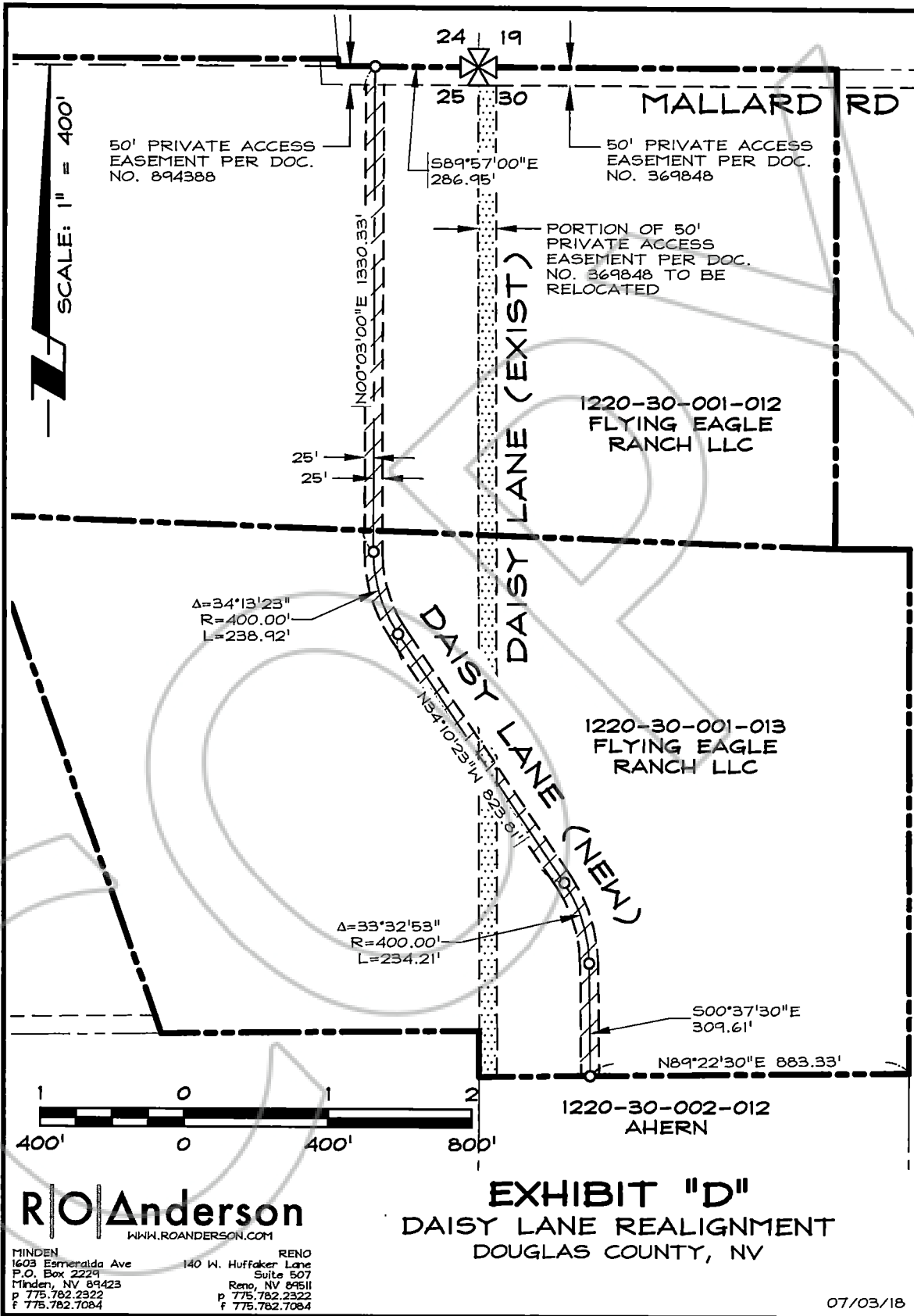
thence South  $34^{\circ}10'23''$  East, 823.81 feet;

thence along a tangent curve to the right having a radius of 400.00 feet, a central angle of  $33^{\circ}32'53''$  and an arc length of 234.21 feet;

thence South  $00^{\circ}37'30''$  East, 309.61 feet to a point on the southerly line of Adjusted Parcel 20 as shown on said Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC, said point being the **POINT OF TERMINUS** of this description, containing 3.31 acres, more or less.

The sidelines of said description shall be extended and shortened to begin on the southerly line of the 50' Private Access Easement, filed for record as Document No. 894388 and end on the southerly line of Adjusted Parcel 20 as shown on said Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC.

Prepared by: R.O. Anderson Engineering, Inc.  
P.O. Box 2229  
Minden, Nevada 89423



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MINDEN 1608 Emerald Ave P.O. Box 2223 Minden, NV 89423 p 775.782.2322 f 775.782.7084  
 RENO 140 W. Huffaker Lane Suite 507 Reno, NV 89511 p 775.782.2322 f 775.782.7084

07/03/18