DOUGLAS COUNTY, NV
Rec:$40.00
$40.00 Pgs=8
TAGGART AND TAGGART, LTD.
KAREN ELLISON, RECORDER
2020-944628
04/13/2020 03:57 PM

APNs: 1418-34-304-002
1418-34-304-003
1418-34-304-004
1418-34-304-005
1418-34-304-006
1418-34-304-007
1418-34-304-008

When Recorded, Mail to:

Taggart & Taggart, Ltd.
108 N. Minnesota St.
Carson City, NV 89703

Pursuant to NRS 239B.030, the undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.

RECIPROCAL CANCELLATION OF 2014 AMENDMENT TO DECLARATION OF RESTRICTIONS – SNUG HARBOR PROPERTIES

This RECIPROCAL CANCELLATION OF 2014 AMENDMENT TO DECLARATION OF RESTRICTIONS – SNUG HARBOR PROPERTIES ("Cancellation") is executed and effective as of the ___ day of _____, 2020 by and between the undersigned owners ("Owners") of the seven (7) parcels of land subdivided by Paul Diggle from a parcel conveyed to him by that certain deed recorded in the office of the Recorder of Douglas County, Nevada, on June 13, 1955, in Book B-1 of Deeds, at page 362 as Document No. 10445, and known as the "Snug Harbor Tract".

WITNESSETH

WHEREAS, each of the seven (7) parcels located in the Snug Harbor Tract was conveyed by Paul Diggle subject to the covenants, conditions, & restrictions contained in that certain DECLARATION OF RESTRICTIONS SNUG HARBOR recorded in the office of the Recorder of Douglas County, Nevada, on September 6, 1959, in Book 13, Page 495 as Document No. 20794 ("1959 Restrictions"); and

WHEREAS, the 1959 Restrictions contained a provision stating that the "[r]estrictions as set forth herein shall be effective until January 1, 1975, at the expiration of which time the owners of the land in the Snug Harbor Tract may renew or alter said restrictions by a majority vote to conform to changing conditions."

WHEREAS, prior to January 1, 1975, the majority of the owners of the land in the Snug Harbor Tract executed that certain MODIFICATION AND EXTENSION OF COVENANTS SNUG HARBOR PROPERTIES recorded in the office of the Recorder of Douglas County,

Nevada, on December 24, 1974, in Book 1274, Pages 682 through 694, inclusive, as Document Nos. 77093 through 77097, inclusive ("1974 Modifications").

WHEREAS, the 1974 Modifications amended and indefinitely extended the provisions of the 1959 Restrictions.

WHEREAS, the 1974 Modifications contains a provision stating that the "[r]estrictions as set forth herein shall continue in force and effect until the same shall be amended, altered, or terminated by a majority of the owners of parcels within the SNUG HARBOR TRACT."

WHEREAS, in September 2014, the owners of four (4) of the parcels located in the Snug Harbor Tract (Parcel A – APN 1418-34-304-004; Parcel C – APN 1418-34-304-006; Parcel D – APN 1418-34-304-003; and Parcel F – APN 1418-34-304-007) executed an AMENDMENT 2014 DECLARATION OF RESTRICTIONS SNUG HARBOR PROPERTIES recorded in the office of the Recorder of Douglas County, Nevada, on October 14, 2014, as Document Nos. 851089 through 851091, inclusive ("2014 Modifications").

WHEREAS, the 2014 Modifications purported to amend the provisions of the 1959 Restrictions and the 1974 Modifications.

WHEREAS, the undersigned Owners of all of the parcels located in the Snug Harbor Tract desire to cancel and rescind the 2014 Modifications, thereby leaving in place the 1974 Modifications to the 1959 Restrictions.

NOW THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. Incorporation of Recitals. The above recitals are hereby incorporated and made a part of this Cancellation by this reference.

2. Cancellation of 2014 Modifications. The 2014 Modifications are hereby mutually waived, cancelled, rescinded and extinguished and the parties agree that no party shall have any duty, obligation, or liability to the remaining parties arising from the 2014 Modifications following the effective date hereof. Accordingly, any requirements of the 2014 Modifications that benefit or burden any of the seven (7) parcels in the Snug Harbor Tract shall have no further force or effect.

3. Remaining Covenants and Restrictions. The 1959 Restrictions, as modified by the 1974 Modifications, shall remain in full force and effect.

4. Counterparts. This Cancellation may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

5. Cancellation to Run with Land. This Cancellation shall run with the land and shall be binding on all parties and all persons claiming under any deed or contract to the real

property, or any part thereof, subject hereto. This Cancellation will inure to the benefit of and bind all successors and assigns of the parties.

IN WITNESS WHEREOF, the undersigned Owners and parties hereto have executed *this Cancellation as of the day and date first above written.*

By:

PARCELS A & D (APN's 1418-34-304-004 and 1418-34-304-003)
OWNER: THE DARROW 2007 TRUST

Roy Dean Darrow, Trustee

Roy Dean Darrow, Trustee

Elizabeth Ann Darrow, trustee

Elizabeth Ann Darrow, Trustee

STATE OF Nevada)
) ss.
COUNTY OF Douglas)

On 2/10/2020, *2020, personally appeared before me, a notary* public, Roy Dean Darrow and Elizabeth Ann Darrow, as Trustees of the Darrow 2007 Trust, known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

GINGER SHANNON BESASPARIS DONDERO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-20-2021
Certificate No: 17-2764-5

NOTARY PUBLIC

COPY

By:

PARCEL B (APN's 1418-34-304-005)
OWNER: DAVID R. STILES and LAUREL D. STILES

David R. Stiles

Laurel D. Stiles

STATE OF Nevada)
) ss.
COUNTY OF Carson City)

On February 21, 2020, 2020, personally appeared before me, a notary public, David T. Stiles and Laurel D. Stiles, known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

NOTARY PUBLIC

TAMARA C. THIEL
Notary Public-State of Nevada
APPT. NO. 03-83917-2
My Appt. Expires 09-10-2023

COPY

By:

PARCEL C (APN 1418-34-304-006)
OWNER: The MCCLURE FAMILY LIVING TRUST

_____
Jeffrey A. McClure, Trustee

_____
Darcel J. McClure, Trustee

STATE OF _____)
) ss.
COUNTY OF _____)

On _____, 2020, personally appeared before me, a notary public, Jeffrey A. McClure and Darcel J. McClure, as Trustees of the McClure Family Living Trust, known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

_____
NOTARY PUBLIC

COPY

By:

PARCEL E (APN 1418-34-304-002)
OWNER: FT PROPERTIES LLC,
a Nevada limited liability company

_____
Jeffrey Berns, Managing Member

STATE OF _____)
) ss.
COUNTY OF _____)

On _____, 2020, personally appeared before me, a notary public, Jeffrey Berns, in his capacity as Managing Member of FT Properties LLC, a Nevada limited liability company, known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

_____
NOTARY PUBLIC

COPY

By:

PARCEL F (APN's 1418-34-304-007)
OWNER: JAMES T. AUMANN and LAUREN K. AUMANN

James T. Aumann

Lauren K. Aumann

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On MARCH 4, 2020, personally appeared before me, a notary public, James T. Aumann and Lauren K. Aumann, known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

LANCE A. LASTINGER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-30-2022
Certificate No: 19-1226-5

NOTARY PUBLIC

COPY

By:

PARCEL G (APN's 1418-34-304-008)
OWNER: DAVID R. STILES

David R. Stiles

STATE OF Nevada)
) ss.
COUNTY OF Carson City)

On February 21, 2020, 2020, personally appeared before me, a notary public, David T. Stiles, known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

NOTARY PUBLIC

TAMARA C. THIEL
Notary Public-State of Nevada
APPT. NO. 03-83917-2
My Appt. Expires 09-10-2023

COPY