

When recorded mail to:
Recording Requested By:
TAHOE-DOUGLAS DISTRICT
P.O. Box 1600
ZEPHYR COVE, NEVADA 89448
APN: 1318-09-810-023



KAREN ELLISON, RECORDER

**EASEMENT RELOCATION GRANT AND
RELEASE OF EXISTING EASEMENT**

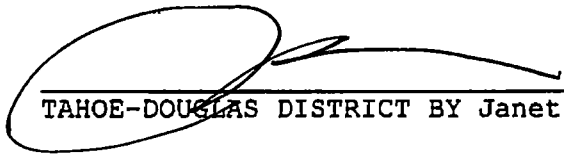
THIS EASEMENT RELOCATION GRANT AND RELEASE OF EXISTING EASEMENT,
made this 8 day of SEP 2020, between the undersigned "Grantor" and
the TAHOE-DOUGLAS DISTRICT, as "Grantee":

WITNESSETH, that the Grantor, for valuable consideration, receipt
of which is hereby acknowledged, has granted and conveyed, and
by these presents does grant and confirm into the Grantee, its
successors and assigns, the easement and right-of-way for the
purpose of the installation and maintenance of a sewer utility
line and necessary appurtenances in the County of Douglas, State of
Nevada, and described in the attached Exhibit "A"; including the
right to enter upon the property described in Exhibit "A" at any
time for maintenance, repair and construction of sewer utility
lines.


AND ILLUSTRATED ON EXHIBIT "B"



THE TAHOE-DOUGLAS DISTRICT JOINS IN THE EXECUTION OF THIS
DOCUMENT TO RELEASE THE EXISTING EASEMENT RECORDED IN BOOK
OF OFFICIAL RECORDS OF DOUGLAS COUNTY NEVADA AS DOCUMENT NUMBER
77791, BOOK 175, PAGE 1117 ATTACHED AS EXHIBIT "C"

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and
seal the day and year above written.

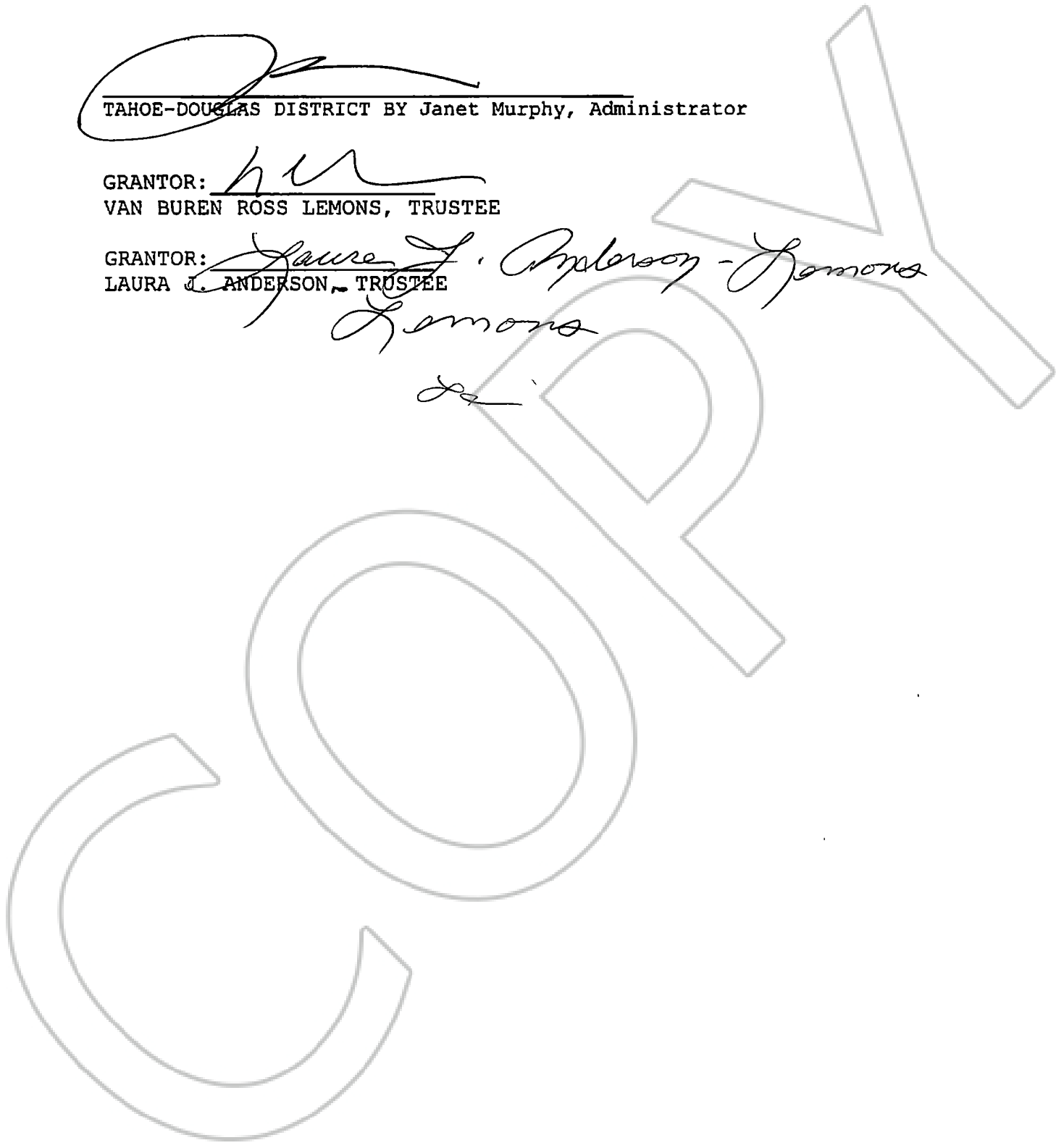


TAHOE-DOUGLAS DISTRICT BY Janet Murphy, Administrator

GRANTOR: 
VAN BUREN ROSS LEMONS, TRUSTEE

GRANTOR: 
LAURA J. ANDERSON, TRUSTEE






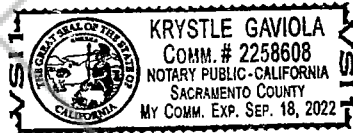
State of)
) ss
County of)

On 5/2/2020, before me, KRYSTLE GAVIOLA a
Notary Public,

personally appeared VAN BUREN ROSS LEMONS personally known to me
(or 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
entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

Signature: [Signature] [seal]



State of)
) ss
County of)

On 5/2/2020, before me, KRYSTLE GAVIOLA a
Notary Public,

personally appeared ^{Laura J. Anderson} ~~LEMONS~~ personally known to me (or
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
entity upon behalf of which the person(s) acted, executed the
instrument.


WITNESS my hand and official seal.

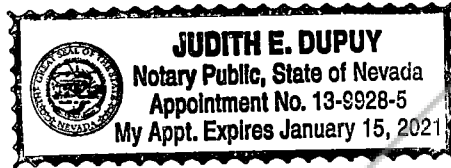
Signature: [Handwritten Signature] [seal]



STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on July 29, 2020 by Janet Murphy.


(Signature of Notarial Officer)



COPY



DOUGLAS COUNTY, NEVADA ASSESSOR'S OFFICE

Trent A. Tholen, Assessor

EASEMENTS COMPLETE

[Assessor Home](#) |
 [Personal Property](#) |
 [Sales Data](#) |
 [Annual Taxes](#) |
 [Recorder Website](#)

Parcel Detail for Parcel # 1318-09-810-023

Prior Parcel # [0000-05-121-050](#)

Location

Property Location 608 LAKE SHORE BL
 Town MARLA BAY GID
 District 190.0 - MARLA BAY GID
 Subdivision ZEPHYR COVE PROP #2 Lot 6 Block A
 Property Name

[Add'l Addresses](#)
[Parcel Map](#)

Ownership

Assessed Owner Name LEMONS, V B R & ANDERSON, L J
 Mailing Address 5716 CODA LN CARMICHAEL, CA 95608
 Legal Owner Name LEMONS/ANDERSON FAMILY TRUST
 Vesting Doc #, Date [444197](#) 07/13/1998 Year / Book / Page 98 / 7 / 2125
 Map Document #s

[Ownership History](#)
[Document History](#)

Description

Total Acres .150	Square Feet 6,534
Ag Acres .000	W/R Acres .000

Improvements

Single-family Detached 1	Non-dwelling Units 0	Stories 1.5
Single-family Attached 0	Mobile Home Hookups 0	
Multiple-family Units 0	Wells 0	Garage Square Ft... 680
Mobile Homes 0	Septic Tanks 0	Attached / Detached B
Total Dwelling Units 1	Buildings Sq Ft 0	
	Residence Sq Ft 2,046	
	Basement Sq Ft 0	
	Finished Basement SF 0	

[Improvement List](#)
[Improvement Sketches](#)
[Improvement Photos](#)

Appraisal Classifications

Current Land Use Code 200 [Code Table](#)

Zoning Code(s)

Re-appraisal Group 5 Re-appraisal Year 2020
 Original Construction Year 1945 Weighted Year 1970

Owner-Occupied or Rental for 2020-21 0

Assessed Valuation

Assessed Values	2020-21	2019-20	2018-19
Land	595,000	588,700	507,500
Improvements	35,327	35,875	35,922
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	630,327	624,575	543,422
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

Taxable Valuation

Taxable Values	2020-21	2019-20	2018-19
Land	1,700,000	1,682,000	1,450,000
Improvements	100,934	102,500	102,634
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	1,800,934	1,784,500	1,552,634
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

[Back to Search List](#)

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

DROBNY LAW OFFICES
2485 Natomas Park Drive, Suite 500
Sacramento, CA 95833-2937

INDIVIDUAL QUITCLAIM DEED

The undersigned grantors declare: "This conveyance transfers the grantors' interest into their revocable living trust."
This is a Trust Transfer under Section 62 of the Revenue and Taxation Code and Grantors have checked the applicable exclusion: (X) Transfer to a revocable trust
(X) Documentary transfer tax is \$-0-. A Transfer to trustees of a revocable trust not pursuant to a sale, R&T 11930.
() Unincorporated area: () City of _____, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

VAN BUREN R. LEMONS and LAURA J. ANDERSON, husband and wife as community property with right of survivorship

hereby REMISES, RELEASES, and QUITCLAIMS to **VAN BUREN ROSS LEMONS AND LAURA JEAN ANDERSON** as Co-Trustees of **THE LEMONS/ANDERSON FAMILY TRUST**, dated March 6, 1998

all of their right, title and interest in and to the following described real property in the County of DOUGLAS, State of Nevada:

LEGAL DESCRIPTION: Lot 6, Block A, as shown on the AMENDED MAP OF SUBDIVISION NO. 2, ZEPHYR COVE PROPERTIES, INC., in sections 9 and 10, Township 13 North, Range 18 East, M.D.B. & M., filed in the office of the County Recorder of Douglas County, Nevada, on August 5, 1929.

A.P.N. 05-121-05
Commonly described as: 608 Lakeshore Boulevard, Maria Bay, Nevada

DATED: 3-6-98

Van Buren R. Lemons
VAN BUREN R. LEMONS

STATE OF CALIFORNIA)

Laura J. Anderson
LAURA J. ANDERSON

COUNTY OF SACRAMENTO)

On 3/6/98, before me, *Gina Lera*, a notary public, personally appeared VAN BUREN R. LEMONS and LAURA J. ANDERSON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the within instrument. WITNESS my hand and official seal.

Gina Lera

MAIL TAX STATEMENTS TO:
Dr. Van Buren Ross Lemons, Trustee
Dr. Laura Jean Anderson, Trustee
1000 47th Street
Sacramento, CA 95819

0444197



BK0798PG2125

REQUESTED BY
Drobny Law Offices
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 JUL 13 P12:14

LINDA SLATER
RECORDER

SL PAID *2* DEPUTY

0444197

BK0798P62126

EXHIBIT A

March 25, 2020
20041

Easement Description (Portion of a 15' Wide Sanitary Sewer Easement)

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

All that portion of the Southwest ¼ of Section 9, T13N, R18E, M.D.M., more particularly described as follows:

Being a portion of Lot 6, Block A, per that Amended map of Subdivision No. 2 of Zephyr Cove Properties, filed for record on August 5, 1929 as Document Number 267,

Beginning at the Southerly most corner of said Lot 6, said corner being a common corner to Lot 5 per said Block A,
thence along the Southwest Property Line of said Lot 6 North 36°30'00" West 50.00 feet to the Westerly most corner of said Lot 6, said corner being a common corner to Lot 7 per said Block A;
thence along the Property Line common to said Lot 6 and said Lot 7 North 53°30'00" East 13.45 feet;
thence leaving said Property Line common to said Lot 6 and said Lot 7 South 34°01'31" East 50.05 feet to the Property Line common to said Lot 6 and said Lot 5;
thence along said Property Line common to said Lot 6 and said Lot 5 South 53°30'00" West 11.29 feet to the Point of Beginning.

Containing 619 square feet, more or less.

The Basis of Bearing for this description is said Amended map of Subdivision No. 2 of Zephyr Cove Properties, filed for record on August 5, 1929 as Document Number 267.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449

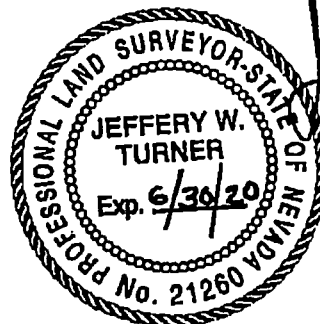


EXHIBIT B

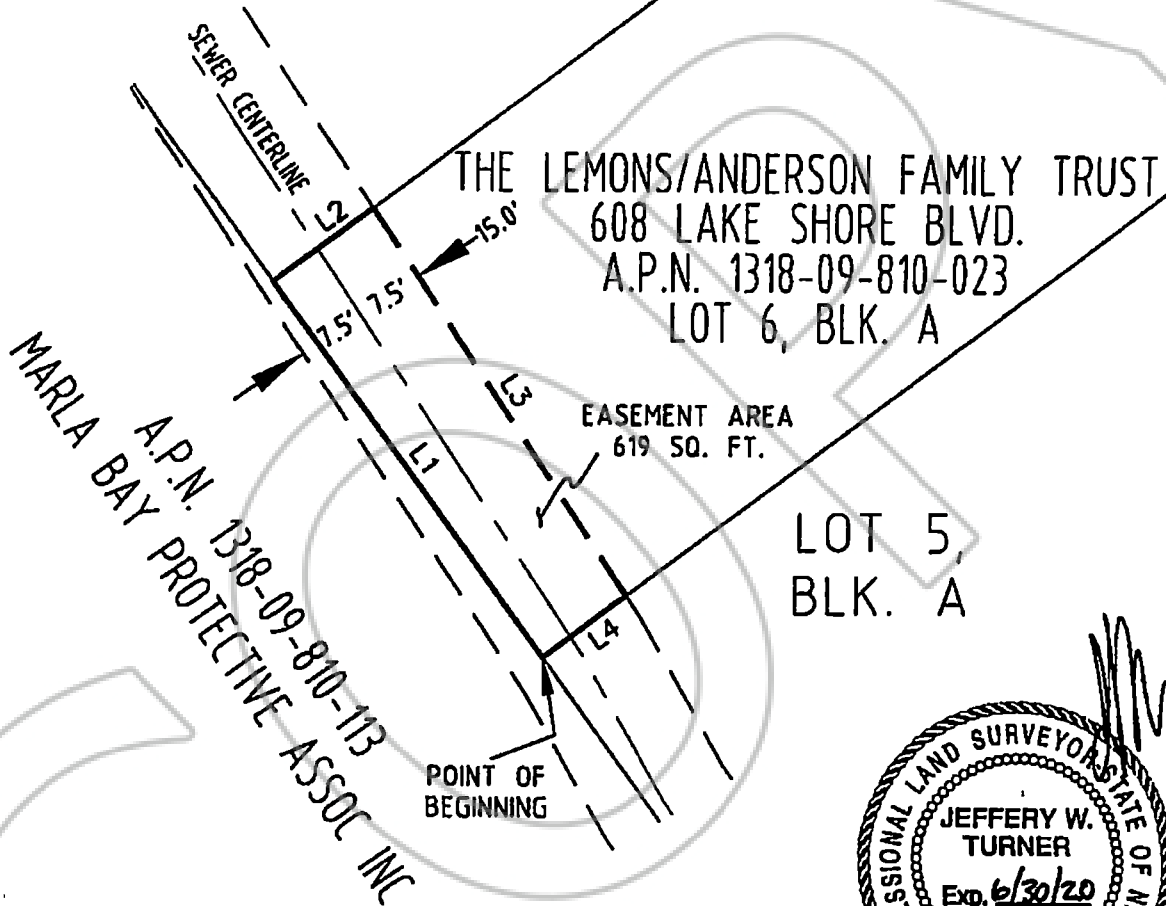
DATE 03/2020 JOB No 20041
 PROJECT EASEMENT EXHIBIT
 BY SW PAGE 1 OF 1

608 LAKE SHORE BLVD., DOUGLAS CO., NV
 A.P.N. 1318-09-810-023

LOT 6, BLK. A, AMENDED MAP OF SUB. NO. 2
 OF ZEPHYR COVE PROPERTIES

LOT 7
 BLK. A

1" = 20'



TA **TURNER & ASSOCIATES, INC.**

LAND SURVEYING
 (775) 588-5658
 308 DORLA COURT, SUITE 203
 ROUND HILL, NEVADA
 P.O. BOX 5067 - STATELINE, NEVADA 89449
 PROJECT FILE 20041

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 36°30'00" W	50.00'
L2	N 53°30'00" E	13.45'
L3	N 34°01'31" W	50.05'
L4	N 53°30'00" E	11.29'

EXHIBIT C

When recorded, return to:
TAHOE-DOUGLAS DISTRICT
P. O. BOX 1600
BIRCH COVE, NEVADA 89448

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this 26 day of December, 1973, between the undersigned "Grantor" and the TAHOE-DOUGLAS DISTRICT, as "Grantee":

WITNESSETH, that the Grantor, for valuable consideration, receipt of which is hereby acknowledged, has granted and conveyed, and by these presents does grant and confirm into the Grantee, its successors and assigns, the easements and rights-of-way for the purpose of the installation and maintenance of sewer utility lines and necessary appurtenances in the County of Douglas, State of Nevada, and described in the attached Exhibit "A"; including the right to enter upon the property described in Exhibit "A" at any time for maintenance, repair and construction of sewer utility lines.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

GRANTOR:

GRANTOR:

Richard M. Valeriote

STATE OF)
) ss.
COUNTY OF SOLANO)

On this 20th day of December, 1973, before me, a Notary Public, in and for the county of Solano, personally appeared Richard M. Valeriote, M.D.

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and he duly acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC

77791

Assignment No. 315 44

173-1117



ENGINEERS LTD, INC.

CIVIL ENGINEERING - SURVEYING

P. D. BOYD
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 1281

November 1, 1973

DESCRIPTION FOR TAHOE DOUGLAS DISTRICT

Utility easement to be acquired from:

M. J. Wiser, Or Richard M. Valerius

A parcel of land being a portion of Section 9, T13N, R18E, M.D.M., and of Zephyr Cove Protection Unit No. 2 (Marla Bay) Amended Map, Official Records of Douglas County, Nevada.

An easement for constructing, operating, and maintaining a power system is described as follows:

The southwesterly 7.5' of Lot 6 Block A of said Zephyr Cove Protection Unit No. 2.

Also a 10 foot wide temporary working easement lying adjacent to the above described utility easement.

Richard M. Valerius

STATE OF CALIFORNIA

County of Solano

On this 1st day of December 1973
before me

Richard M. Valerius, a Notary Public, in and for the

County of Solano, State of California, residing therein
duly commissioned and acting personally appeared

Richard M. Valerius, also

known to me to be the person whose name is subscribed to the within instrument
and acknowledged to me that he executed the same

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal
in the County of Solano, State of California, this 1st day and year in this
century and of the second millennium

Notary Public, in and for the

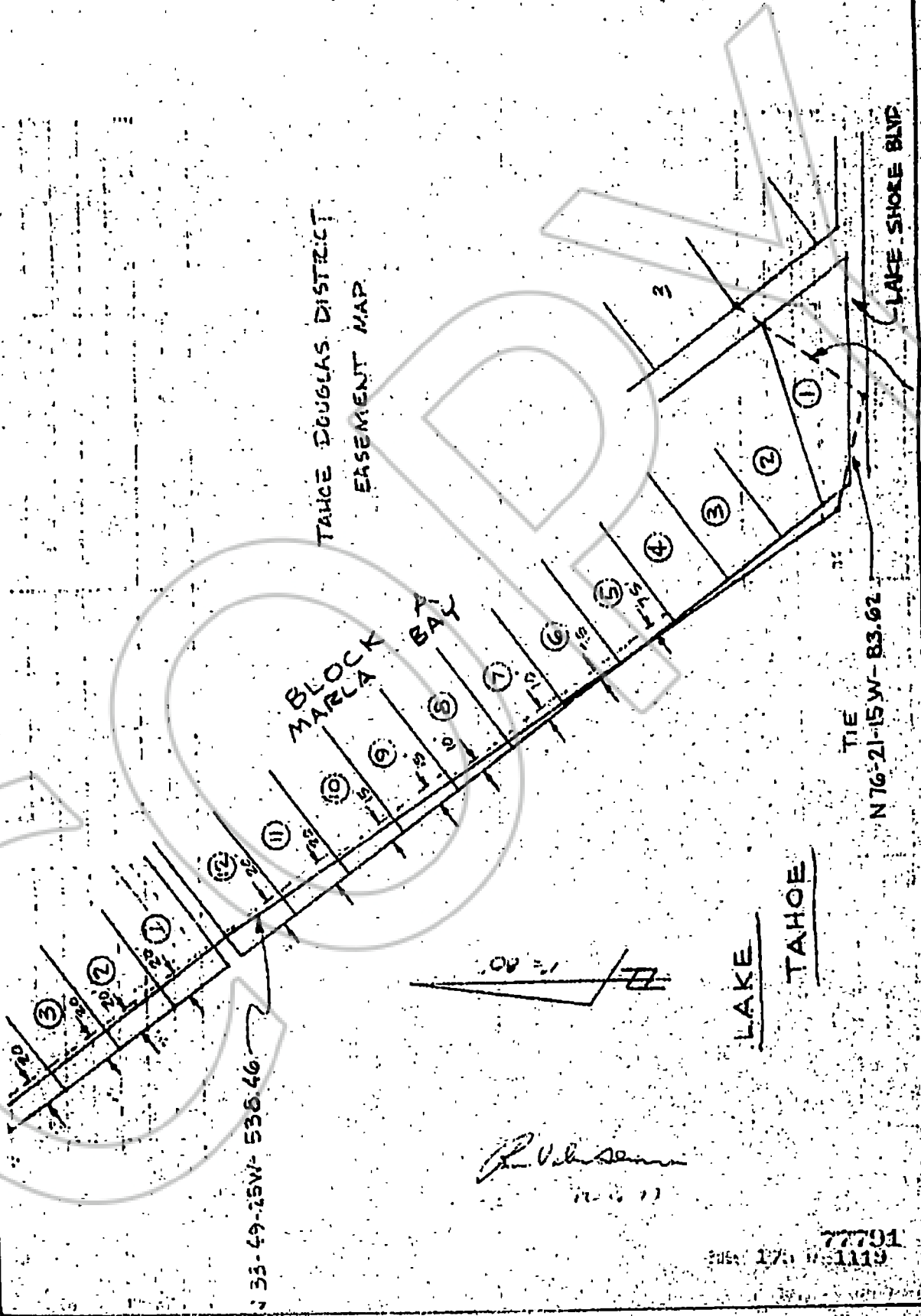
County of Solano
State of California
My Commission Expires

77391

1974

TANCE DOUGLAS DISTRICT
EASEMENT MAP

BLOCK
MARLA
BAY



77791
PLAN 17, 11-1119

STATE OF CALIFORNIA

County of Solano

On this 11th day of December before me, Mary A. Rosa

in the year one thousand nine hundred and seventy-three

County of Solano State of California, residing therein duly commissioned and sworn, personally appeared Richard M. Valeriotto, M.D.

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of Solano the day and year in this certificate first above written

Notary Public in and for the

County of Solano State of California My Commission Expires

Solano Nov. 17, 1974

At Official Records of Douglas County, Nevada. JAN 23 1975

Min. Post Fee

Patricia J. Stanley, Recorder

77781 SEP 17 1975



Douglas County Recorder's Office

Karen Ellison, Recorder

<http://recorder.co.douglas.nv.us>

kellison@co.douglas.nv.us

(775) 782-9027

LEGIBILITY NOTICE

The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.



Signature

9-10-20
Date



Printed Name

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

Main phone (775) 782-9025 - FAX (775) 783-6413