

When recorded mail to:
Recording Requested By:
TAHOE-DOUGLAS DISTRICT
P.O. Box 1600
ZEPHYR COVE, NEVADA 89448
APN: 1318-09-810-022



00118871202009530320140140

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 Sept, 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 EASMENT RECORDED IN BOOK
OF OFFICIAL RECORDS OF DOUGLAS COUNTY NEVADA AS DOCUMENT NUMBER
77792, BOOK 175, PAGE 1121 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: 610 LAKESHORE LLC, By *James S. Voorhees*, MANAGER
610 LAKESHORE, LLC BY JAMES S. VORHEES

C O R P

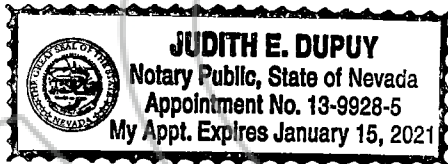
State of NEVADA)
) ss
County of DOUGLAS)

On JULY 29, 2020, before me, Judith E. Dupuy a
Notary Public,

personally appeared Janet Murphy 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: Judith E. Dupuy [seal]



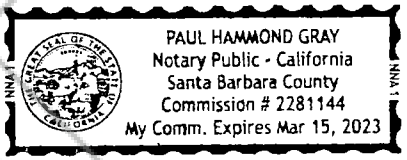
State of CA)
)ss
County of Santa Barbara)

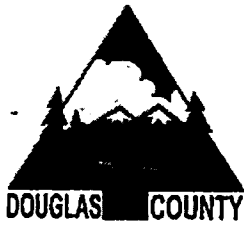
On April 24 2020, before me, Paul Hammond Gray, a
Notary Public,

personally appeared James S Vanhees 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: Paul Hammond Gray [seal]





DOUGLAS COUNTY, NEVADA ASSESSOR'S OFFICE

Trent A. Tholen, Assessor

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

Parcel Detail for Parcel # 1318-09-810-022

Prior Parcel # 0000-05-121-040

Location

Property Location 610 LAKE SHORE BL
 Town MARLA BAY GID
 District 190.0 - MARLA BAY GID
 Subdivision ZEPHYR COVE PROP #2 Lot 7 Block A
 Property Name

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

Ownership

Assessed Owner Name 610 LAKESHORE LLC
 Mailing Address C/O TRACEY MONTOYA
 6903 DEL MAR TER
 NAPLES, FL 34105
 Legal Owner Name 610 LAKESHORE LLC
 Vesting Doc #, Date 748453
 07/02/2009 Year / Book / Page 09 / 7 / 332
 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
 Single-family Attached 0 Mobile Home Hookups 0 Stories 1.5
 Multiple-family Units 0 Wells 0 Garage Square Ft... 258
 Mobile Homes 0 Septic Tanks 0 Attached / Detached A
 Total Dwelling Units 1 Buildings Sq Ft 0
 Improvement List Residence Sq Ft 2,081
 Improvement Sketches Basement Sq Ft 273
 Improvement Photos Finished Basement SF 273

Appraisal Classifications

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

Zoning Code(s)

Re-appraisal Group 5 Re-appraisal Year 2020
 Original Construction Year 1977 Weighted Year

Owner-Occupied or Rental for 2020-21 R

Assessed Valuation

Assessed Values	2020-21	2019-20	2018-19
Land	595,000	588,700	507,500
Improvements	50,529	50,620	50,220
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	645,529	639,320	557,720

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	144,369	144,629	143,486
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	1,844,369	1,826,629	1,593,486

Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

[Back to Search List](#)

OFFICIAL RECORD

Requested By:
JAMES VORHEES

This document requested by:

James Voorhees
13460 Fieldcreek Lane,
Reno, NV 89511

and when recorded, please return this deed and tax statements to:

James Voorhees
13460 Fieldcreek Lane,
Reno, NV 89511

Escrow No.:

Title Order No.:

Douglas County -- NV --
Karen Ellison - Recorder

Page: 1 of 2 Fee: 15.00
BK-0709 PG-0332 RPTT: # 9



For recorder's use only

QUIT CLAIM DEED

ASSESOR'S PARCEL NUMBER 1318-09-810-022

Affirmation Pursuant to NRS 111.312 (1)(2) and 239B.030(4), the undersigned, hereby affirm that the below document, including exhibits, submitted for recording does not contain the social security number of any person or persons.

KNOW ALL MEN BY THESE PRESENTS, THAT:

THIS DEED, made and entered into on July 2, 2009, between James S. Voorhees holding 5/12th (41.667%) interest, Gwyn Gordon Knowlton holding a 4/12th (33.333%) interest and William W. Voorhees holding 3/12th (25%) interest hereinafter referred to as the ("Grantors") and 610 Lakeshore, LLC, a valid Nevada limited liability company ("Grantee") with an address of c/o James Voorhees, 13460 Field Creek Lane, Reno, NV 89511.

FOR A VALUABLE CONSIDERATION, in the amount of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby CONVEYS, REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all right, title, of their respective interests and claims to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the County of Douglas, State of Nevada described as follows:

Lot 7 in Block A as delineated and designated on that certain map entitled Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc., in Sections 9 and 10, Township 13 North, Range 18 East, and which was filed for record in the office of the County Recorder of Douglas County, Nevada, on the 5th day of August 1929. Together with the improvements thereon.

Subject to the reservation for the benefit of Tracy Van Voorhees and James S. Voorhees and their heirs, a private pedestrian-only easement 3 1/2 feet wide along the north side of Lot 7, Block A (as delineated and designated in the aforesaid map) provide access to and from the beach so long as the heirs of Tracy Van Voorhees and James S. Voorhees and heirs own 623 Lakeshore Blvd and 621 Lakeshore Blvd., respectively.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record including a restriction on the transfer of the property except to local

descendants of Jean W. Voorhees or any trust or other entity created for the benefit of any lineal descendants of Jean W. Voorhees.

TO HAVE AND TO HOLD all of Grantors' rights, title and interest in and to the above described property unto Grantee, successors and/or assigns forever, so that neither Grantors nor Grantor's heirs, successors and/or assigns shall have claim or demand any right or title to the property described above, or any of the buildings, appurtenances and improvements thereon.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on July 2, 2009.

James S. Voorhees Gwyn Gordon Knowlton William W. Voorhees

State of Nevada } ss. County of Douglas }

On JULY 2, 2009 before me, James S. Voorhees, Gwyn Gordon Knowlton, and William W. Voorhees, personally appeared and 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 instrument.

WITNESS my hand and official seal.

Signature of Notary Public

Printed Name of Notary

NOTARY SEAL

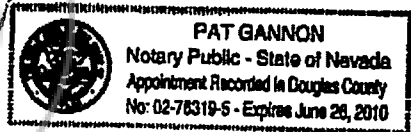


EXHIBIT A

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 $\frac{1}{4}$ of Section 9, T13N, R18E, M.D.M., more particularly described as follows:

Being a portion of Lot 7, 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 7, said corner being a common corner to Lot 6 per said Block A,
thence along the Southwest Property Line of said Lot 7 North $36^{\circ}30'00''$ West 36.16 feet;
thence leaving said Southwest property line of said Lot 7 North $34^{\circ}01'31''$ West 13.85 feet to the Property Line common to said Lot 7 and Lot 8 per said Block A;
thence along said Property Line common to said Lot 7 and said Lot North $53^{\circ}30'00''$ East 15.01 feet;
thence leaving said Property Line common to said Lot 7 and said Lot 8 South $34^{\circ}01'31''$ East 50.05 feet to the Property Line common to said Lot 7 and said Lot 6;
thence along said Property Line common to said Lot 7 and said Lot 6 South $53^{\circ}30'00''$ West 13.45 feet to the Point of Beginning.

Containing 722 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

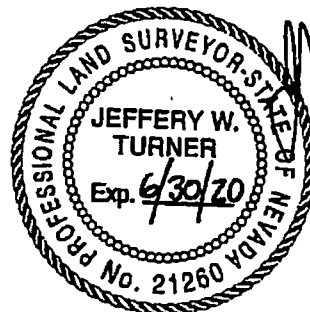
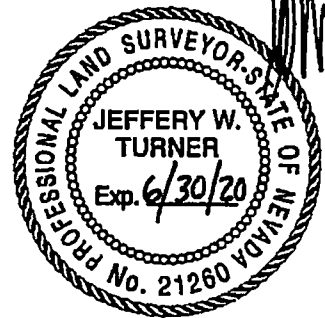
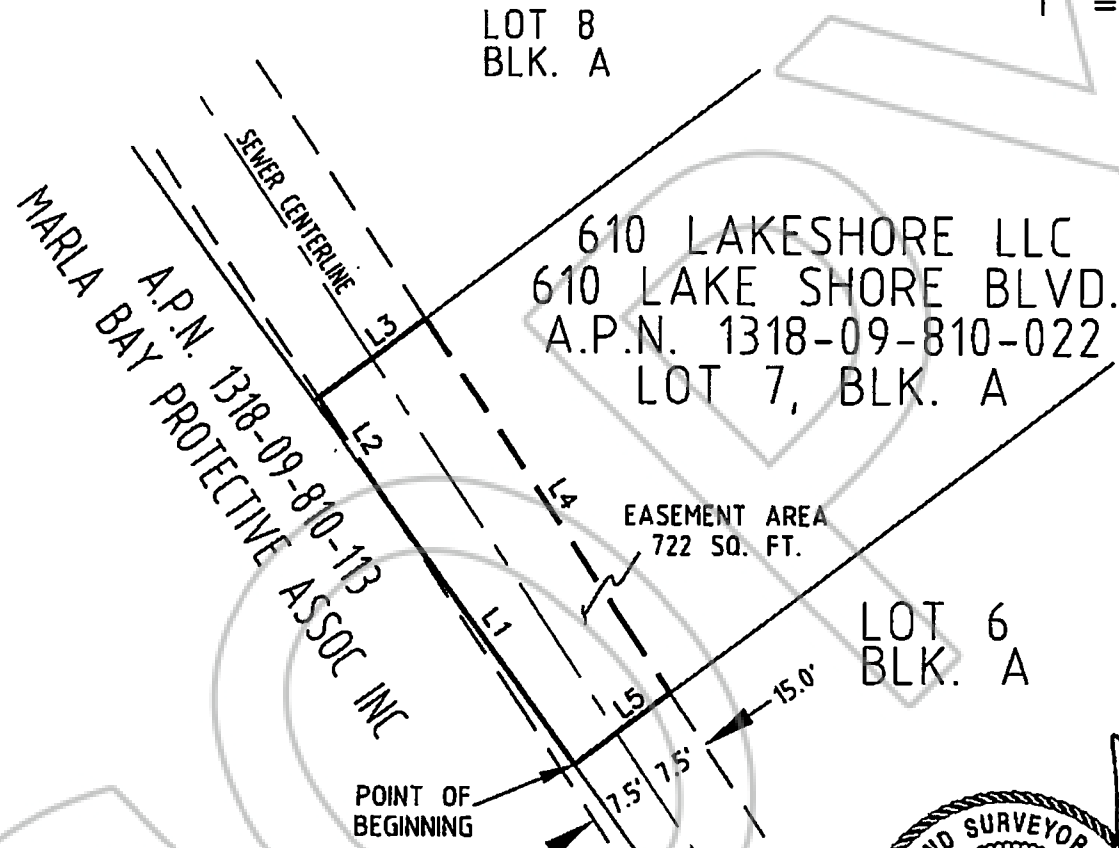
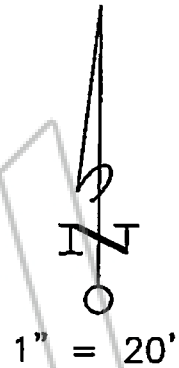


EXHIBIT B

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

610 LAKE SHORE BLVD., DOUGLAS CO., NV
 A.P.N. 1318-09-810-022
 LOT 7, BLK. A, AMENDED MAP OF SUB. NO. 2
 OF ZEPHYR COVE PROPERTIES

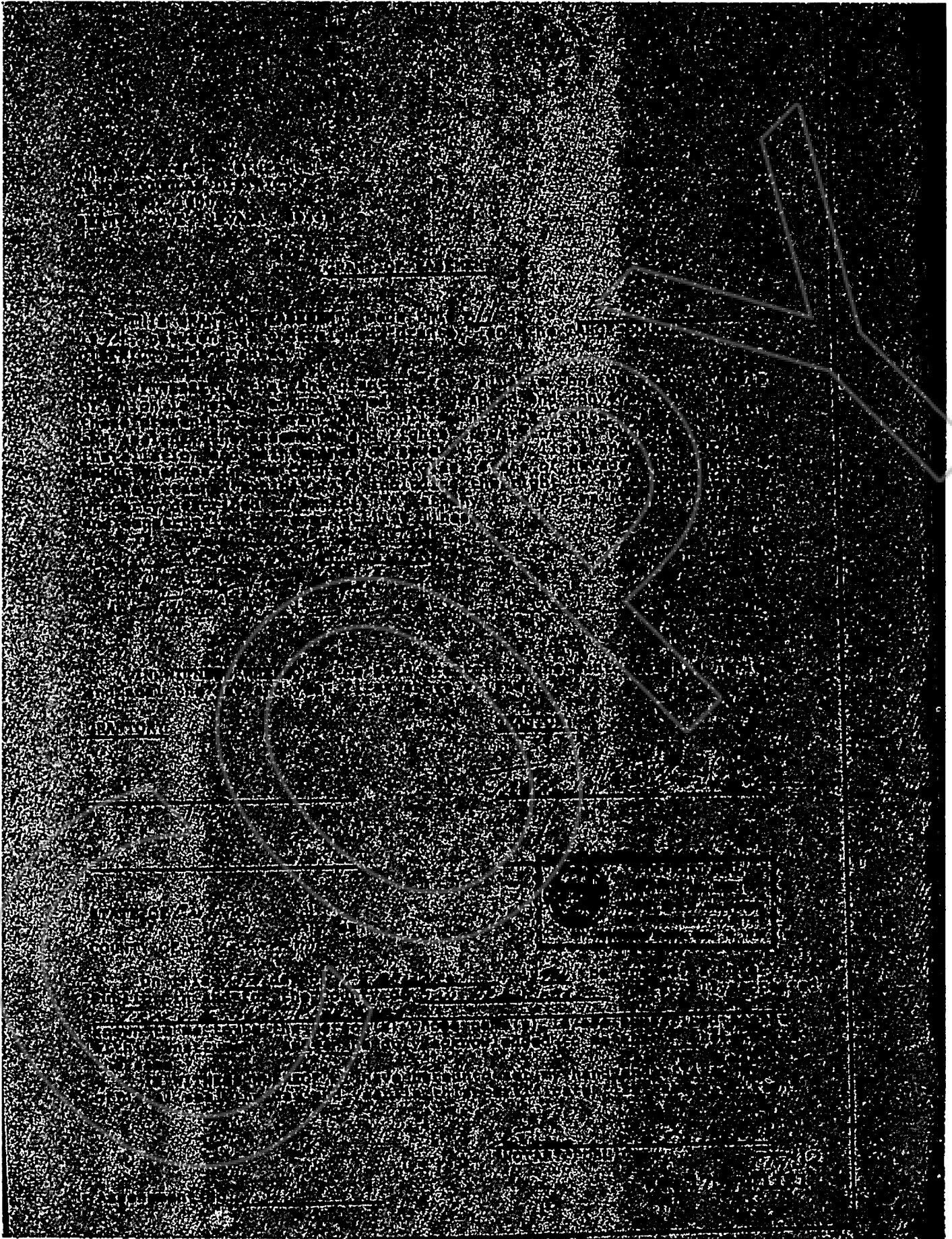


TA **TURNER & ASSOCIATES, INC.**
 LAND SURVEYING
 (775) 588-5658
 308 DORLA COURT, SUITE 203
 ROUND HILL, NEVADA
 P.O. BOX 5067 - STATELINE, NEVADA 89449
 PROJECT FILE 20041

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 36°30'00" W	36.16'
L2	N 34°01'31" W	13.85'
L3	N 53°30'00" E	15.01'
L4	N 34°01'31" W	50.05'
L5	N 53°30'00" E	13.45'

EXHIBIT C





ENGINEERS LTD., INC.

CIVIL ENGINEERING - SURVEYING

P. O. BOX 818
ZEPHYR COVE, NEVADA 89440
PHONE 777-2242

November 1, 1973

DESCRIPTION FOR

TAHOE DOUGLAS DISTRICT

Utility easement to be acquired from:

T. VAN VOORHEES

A parcel of \pm 1 acre being a portion of Section 9, T13N, R18E, M.D.M., and of Zephyr Cove Properties Unit No. 2 (Marla Bay) Amended Map, Official Records of Douglas County, Nevada.

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

The southwesterly 10 feet of Lot 7, Block A of said Zephyr Cove Properties Unit No. 2.

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

1318-04A-007

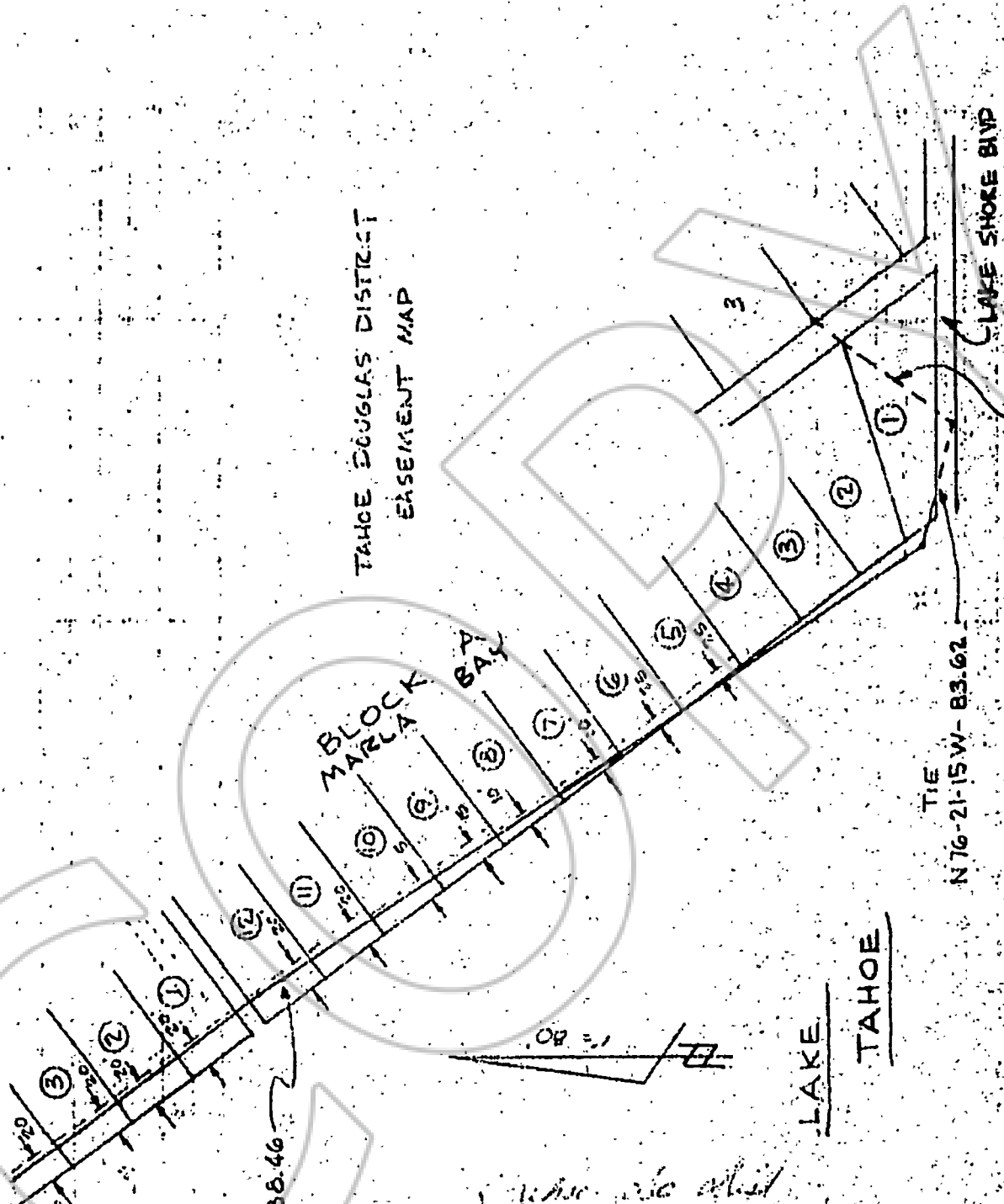
77792

37

Doc 175 11122

TAHOE DOUGLAS DISTRICT
EASEMENT MAP

BLOCK
MARLA
BAY



TIE
N 76-21-15 W - 83.62

LAKE
TAHOE

33-69-75W-538.46

Recorded at Request of
On JAN 23 1975 At
Official Records of Douglas County Nevada

Patricia J. Stinky, Recorder

Patricia J. Stinky

Min. Part 1/2
The

11112
170-112



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



Date



Printed Name

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

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